



## 37 Sandon Street, Leek, ST13 5QS

Offers In The Region Of £185,000

- Three bedroom townhouse
- Tiered rear garden with two decked patios
- Breakfast kitchen with integrated appliances
- NO CHAIN!
- Outskirts of Leek town centre
- Shower room to the first floor
- Furniture included
- Private driveway
- WC to ground floor
- Council tax band B



# 37 Sandon Street, Leek ST13 5QS

Selling with NO CHAIN, Whittaker and Biggs are pleased to offer to the market this three-bedroom townhouse on Sandon Street. With a well-designed layout, the property features a welcoming reception room that provides an ideal space for relaxation and entertaining.

The three bedrooms make this home perfect for families or those seeking extra space for guests or a home office. The first-floor shower room and ground floor WC add to the practicality of the home, ensuring that daily routines are both efficient and comfortable.

One of the standout features of this property is the private driveway, providing parking for one vehicle, a valuable asset in this bustling area. The tiered rear garden offers a lovely outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.



Council Tax Band: B



## Ground Floor

### Sitting Room

12'6" x 11'2"

UPVC double glazed door to the frontage, UPVC double glazed bay window to the frontage, parquet flooring, electric fire, marble effect hearth and surround.

### Breakfast Kitchen

15'8" x 12'8" max measurement

UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, four ring gas hob, Indesit electric fan assisted oven, extractor hood, integral Sharp dishwasher, integral Hotpoint fridge freezer, Hoover washing machine, stainless steel sink and a half with drainer, chrome mixer tap, radiator, space for a dining table and chairs.

### WC

6'0" x 2'10"

Wall mounted wash hand basin, chrome taps, low level WC, radiator.

## First Floor

### Landing

8'1" x 5'10" max measurement

Loft hatch.

### Shower Room

8'11" x 5'10"

UPVC double glazed window to the rear, walk in shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, low level WC, extractor

fan, radiator.

### Bedroom One

14'2" x 9'8"

UPVC double glazed window to the rear, radiator.

### Bedroom Two

9'8" x 8'9"

UPVC double glazed bay window to the frontage, radiator.

### Bedroom Three

7'0" x 6'1" max measurement

UPVC double glazed window to the frontage, radiator.

### Externally

To the frontage, tarmacadam driveway, wrought iron railings, gravel borders.

To the rear, tiered garden, decked patio, steps up to a second decked patio, lawned area, mature shrubs, fence boundary.

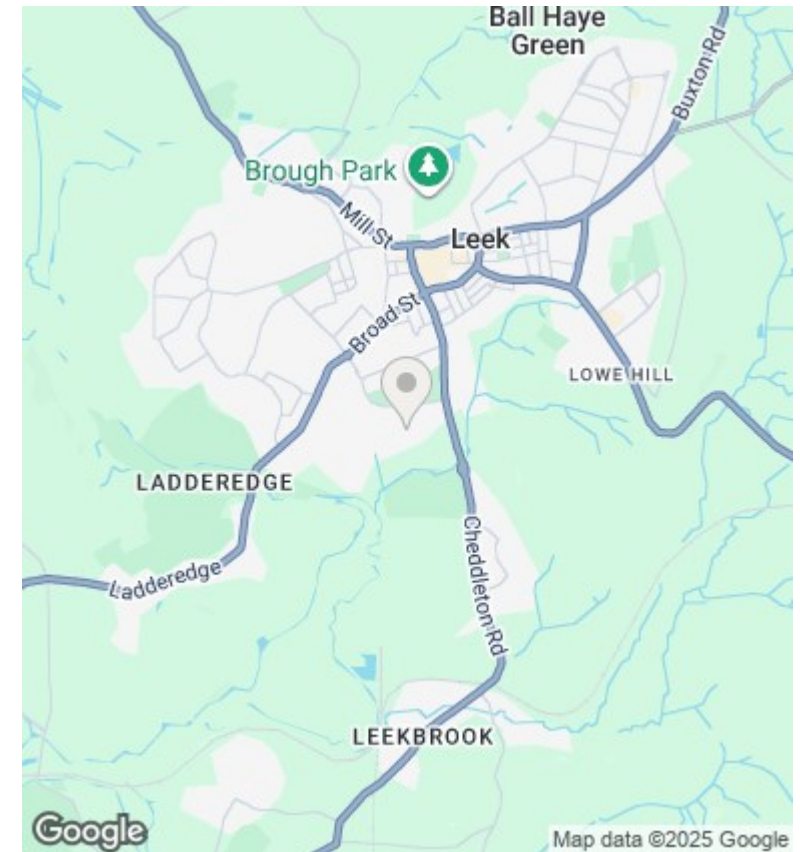








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC