



44 Selborne Road, Leek, ST13 5PL

Offers In The Region Of £165,000

- Selling with NO CHAIN!
- Three bedrooms
- South facing garden
- Renovation project
- Two reception rooms
- Private driveway
- Semi detached property
- Large workshop
- Popular residential area close to local amenities

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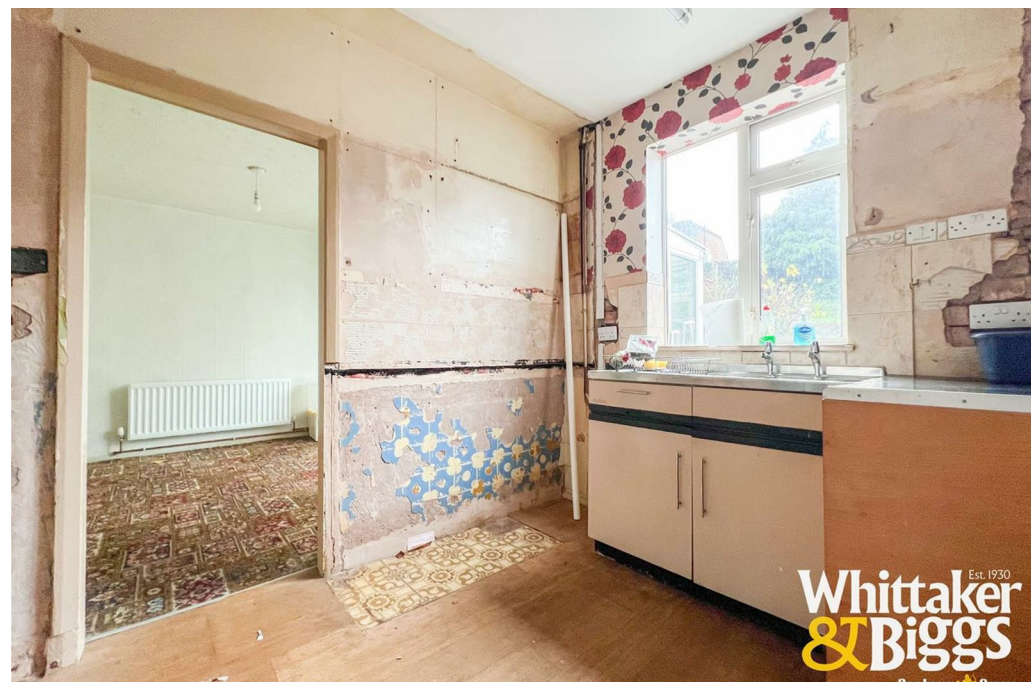
Selling with NO CHAIN, Whittaker and Biggs are pleased to offer to the market this semi-detached house, presenting an exciting renovation project for those looking to create their dream home. With no onward chain, you can move forward with your plans without delay.

The property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home. Additionally, a conservatory provides a spot to relax and enjoy the views of the south-facing rear garden, which is perfect for outdoor gatherings or simply soaking up the sun.

For those with hobbies or needing extra storage, the large workshop is a fantastic bonus, providing ample space for projects or additional storage needs. The private driveway accommodates parking for up to three vehicles, ensuring convenience for you and your guests.



Council Tax Band: B



Ground Floor

Hall

12'3" x 5'11"

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect, stairs to the first floor, radiator.

Reception One

12'6" x 12'3"

UPVC double glazed bay window to the frontage, radiator.

Reception Two

10'10" x 10'7"

UPVC double glazed patio doors to the rear, radiator.

Conservatory

10'0" x 7'4"

UPVC double glazed construction, polycarbonate roof, French doors to the rear.

Kitchen

10'7" x 7'6"

UPVC double glazed window to the rear, sink unit, stainless steel sink and drainer, chrome taps, radiator, understairs storage cupboard.

Workshop

34'9" x 9'3"

Wood door to the frontage, UPVC double glazed window to the frontage, two wood doors to the side aspect, glazed window to the side aspect, power and

light.

First Floor

Landing

9'7" x 6'5"

UPVC double glazed window to the side aspect, loft hatch.

Shower Room

6'3" x 5'2"

UPVC double glazed window to the rear, walk-in shower enclosure, electric Triton shower, pedestal wash hand basin, chrome taps, low level WC, white ladder radiator.

Bedroom One

12'2" x 11'1"

UPVC double glazed window to the frontage, radiator.

Bedroom Two

12'1" x 10'8"

UPVC double glazed window to the rear, radiator, airing cupboard housing the hot water tank.

Bedroom Three

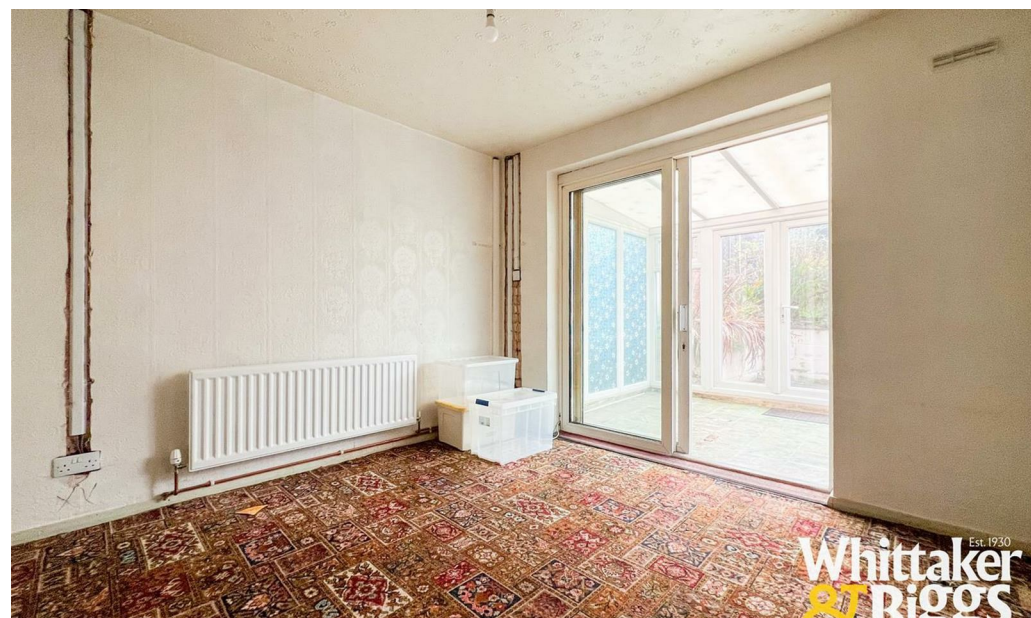
7'11" x 7'11"

UPVC double glazed window to the frontage, radiator, Vaillant boiler.

Externally

To the frontage, paved and gravel driveway.

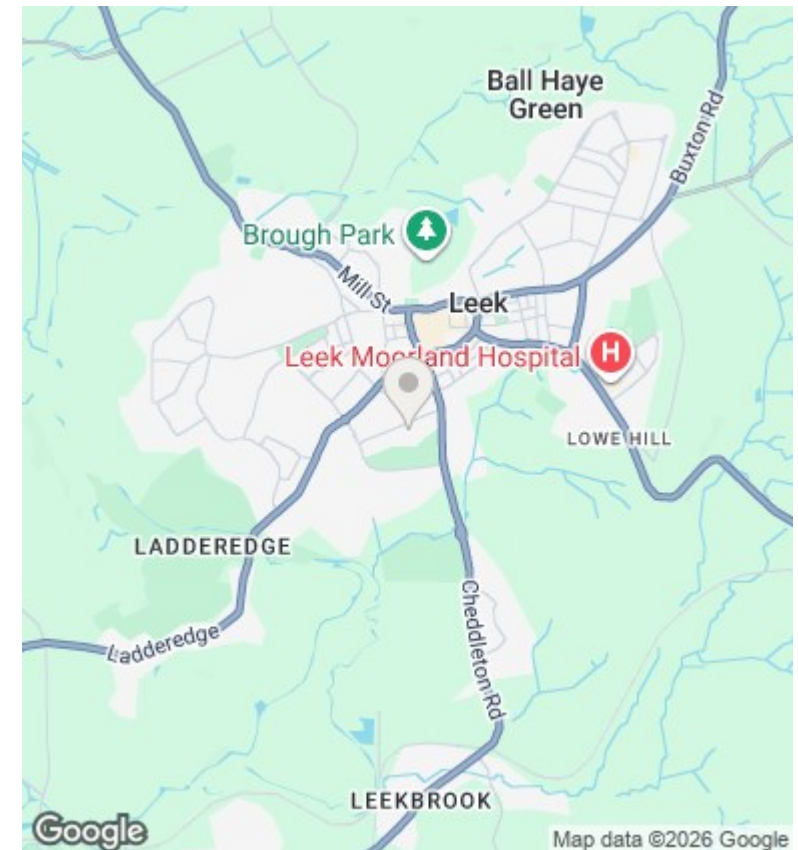
To the rear, tiered garden, paved patio, area laid to lawn, fence boundary, mature trees and shrubs, metal shed, workshop.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 