



## 39 Sandon Street, Leek, Staffordshire, ST13 5QS

Offers In The Region Of £196,000

- Three bedroom town house
- WC to ground floor
- Bathroom to the first floor
- Driveway to the front
- Landscaped rear garden
- Outskirts of the town centre
- Contemporary breakfast kitchen with integrated appliances
- Spacious living room

This three bedroom town house is conveniently situated on the outskirts of town and has off street parking to the front and a low maintenance tiered garden to the rear. The property boasts a high specification contemporary kitchen, with integrated appliances, breakfast bar and the convenience of a WC to the ground floor. Three well proportioned bedrooms are located to the first floor, which are serviced via a well-equipped bathroom.

You're welcomed into the property via the living room, with bay fronted window and stairs to the first floor. The breakfast kitchen has a good range of fitted units to the base and eye level, breakfast bar, integrated fridge, freezer, dishwasher, washing machine, composite 1 1/2 sink with drainer, mixer tap, gas hob with extractor and fan assisted oven. Patio doors provide access to the rear garden and the WC room is located off.

To the first floor the landing provides access to the three bedrooms, with bedroom one having fitted wardrobes and overhead storage. The bathroom has a p-shaped panel bath with shower over, vanity wash hand basin and low-level WC.

Externally to the frontage is a tarmacadam driveway and the rear garden is tiered, with patio areas, raised borders and is fully enclosed with a fenced boundary.



Council Tax Band: B



### **Living Room**

15'11" x 10'11" (reducing to 12'7" x 10'10")

Upvc double glazed door, Upvc double glazed bay window to the front elevation, stairs to the first floor, radiator, double doors into the breakfast kitchen. - Size : - 15' 11" x 10' 11" (4.85m reducing to 3.83m x 3.3

### **Breakfast Kitchen**

15'9" x 12'9"

Range of fitted units to the base and eye level, breakfast bar, integral dishwasher, integral washing machine, integral fridge/freezer, composite 1 1/2 sink, mixer tap, electric oven, five ring gas hob, angled extractor, breakfast bar, marble style worksurfaces, Upvc double glazed door and window to the rear elevation, radiator, access to WC. - Size : - 15' 9" x 12' 9" (4.79m x 3.89m)

### **WC**

Radiator, low level WC, sink unit. - Size : -

### **First Floor**

- Size : -

### **Landing**

Loft access. - Size : -

### **Bedroom One**

14'2" x 9'7"

Radiator, fitted wardrobes, overhead storage, Upvc double glazed window to the rear. - Size : - 14' 2" x 9' 7" (4.33m x 2.93m)

### **Bedroom Two**

9'6" x 8'5"

Upvc double glazed bay window to the front, radiator. - Size : - 9' 6" x 8' 5" (2.89m x 2.56m)

### **Bedroom Three**

7'1" x 6'2"

Radiator, Upvc double glazed window to the front. - Size : - 7' 1" x 6' 2" (2.17m x 1.89m reducing to 1.28m)

### **Bathroom**

8'11" x 5'10"

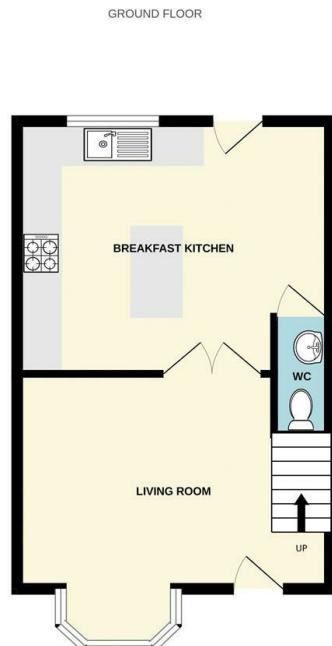
Low level WC, P-shaped bath, shower over, vanity wash hand basin with storage, chrome heated ladder radiator, partly tiled, Upvc double glazed window to the rear, underfloor heating, mirror with light, extractor fan. - Size : - 8' 11" x 5' 10" (2.71m x 1.77m)

### **Externally**

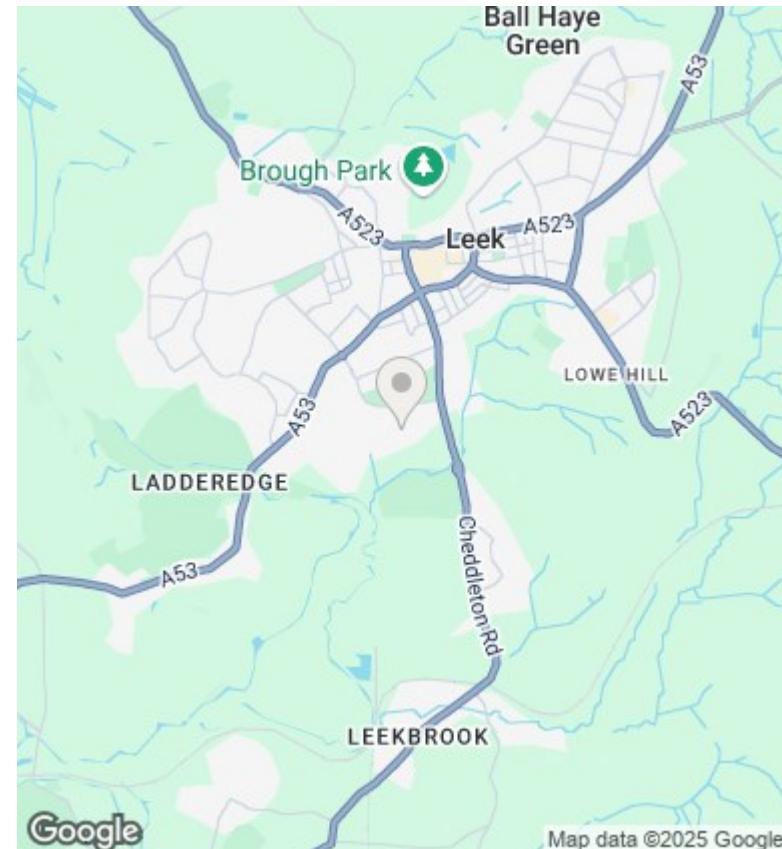
To the front is a tarmacadam driveway, with fenced boundary. To the rear, tiered garden laid to stone patios, walled and fenced boundary, raised borders with sleepers. - Size : -







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. It is provided for illustrative purposes only and should be relied on as such by any prospective purchaser. The seller, agents and website operators disclaim all responsibility for any errors or omissions to the operability or efficiency can be given.  
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## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road. Follow this road for a short distance taking the fourth right into Junction Road then second left into Sandon Street, where the property is situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board.

## 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	