



Graham Watkins & Co

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4 Duke Street, Leek, ST13 5LG



A good sized mid-terrace property located on the edge of Leek Town Centre. Benefitting from double glazing throughout and gas fired central heating, along with a private enclosed rear garden area. The property briefly comprises a living room, kitchen and rear garden to the ground floor; and the first floor comprises a double bedroom and bathroom. An excellent opportunity for First Time Buyers or Investors.

Offers In The Region Of £75,000 (Subject To Contract)

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

Located on the edge of Leek Town Centre, this property is within walking distance to many local amenities such as schools, shops and public houses. Within close proximity to transport links and commuter links to Stoke - on - Trent, Ashbourne, Buxton and Macclesfield.

Directions

From our Leek office on Derby Street, turn right onto Haywood Street and turn left at the four way traffic lights onto Compton. Take the first left onto Duke Street and the property will be found on the right hand side, indicated by our For Sale board.

Accommodation Comprises:

A uPVC front entrance door gives access to:

Living Room 3.40 x 3.28 (11'2" x 10'9")

With uPVC double glazed window to the front aspect, double radiator, BT phone point, electrical points, cupboard housing pre-pay gas and electric meters, feature fireplace, wood effect flooring and ceiling light point.



Kitchen 3.32 x 2.19 (10'11" x 7'2")

Having wood effect flooring, part tiled walls, uPVC double glazed window to the rear garden, uPVC rear door, single radiator, under stairs storage cupboard, wall mounted extractor fan, electrical points and ceiling light point and stairs to the first floor. The suite comprises a range of base units with formica worktops, inset stainless steel sink and drainer unit with mixer tap, integrated Bosch four ring gas hob with oven below and extractor hood above.



Stairs to First Floor Landing

Giving access to a wall mounted Glow Warm boiler, storage cupboard and loft access.

Bedroom 3.34 x 3.28 (10'11" x 10'9")

With fully fitted carpet, uPVC double glazed window to the front aspect, single radiator, electrical points and ceiling light point.



Bathroom 2.25 x 1.65 (7'5" x 5'5")

Having wood effect flooring, single radiator, uPVC obscured double glazed window to the rear aspect, extractor fan and ceiling light point. The suite comprises a low level lavatory, panel bath with shower fitment and pedestal wash hand basin.



Outside

To the rear of the property there is an enclosed rear yard area with access to an alley way for wheelie bin access.

Council Tax Band

We believe the property is in band A.

Measurements

All measurements given are approximate and are 'maximum' measurements

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/ leasehold status of the property.

Services

We believe the property is connected to all mains services.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

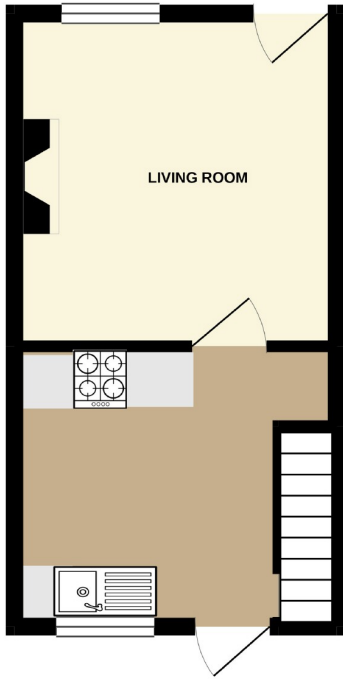
Viewings

By prior arrangement through Graham Watkins & Co.

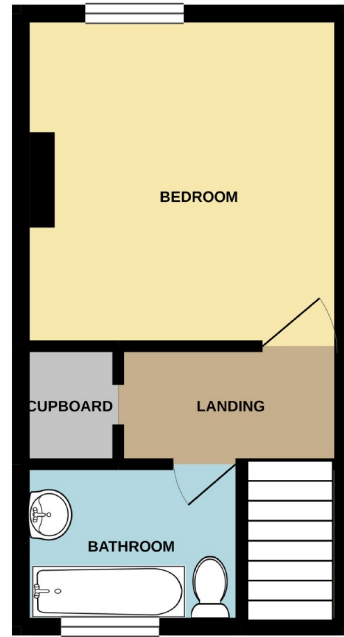
Wayleaves

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

GROUND FLOOR



1ST FLOOR



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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