



22 Duke Street, Leek, Staffordshire ST13 5LG

Price: £700

- Three bedroom home
- Gas central heating
- UPVC double glazing
- Close to the town centre
- Modern kitchen
- modern bathroom
- Well proportioned family home
- Viewing a must

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Deceptively sized three bedroom home conveniently located for the town centre. Gas central heating and UPVC double glazing. Lounge, modern fitted kitchen diner, rear porch, bathroom and bedrooms. Rear yard, Viewing a must in order to gain a full appreciation of this excellent opportunity. Applications are subject to an £175 + VAT (£210) administration fee on signing of contracts.



Lounge: 12'5" x 10'10"

Laminate flooring. Radiator. Window and UPVC door to the front elevation.



Kitchen Diner: 12'5" x 9'8"

A range of modern fitted wall and base units, providing work surfaces and storage. Inset sink unit and mixer tap. Cooker hood. Tiled splashbacks. Wall mounted gas fired boiler. recessed ceiling lights. Tiled flooring. Stairs off to the first floor. Window to the rear elevation.



Rear Porch:

Tiled flooring. Door out to the rear yard.



Bathroom: 8'5" x 5'8"

A modern white suite with panelled bath, having mixer tap and shower over. Pedestal wash hand basin with mixer tap, and low level W.C. Tiled walls. Storage cupboard. Radiator. Obscure glazed window to the side elevation.



First Floor Landing:

Storage cupboard and doors to:



Bedroom One: 12'5" x 11'0"

Radiator. Window to the front elevation.



Bedroom Two: 12'10" x 5'10"

Radiator. Windows to the both the side and rear elevations.

Floor Plan



EPC



Notes

£0 £0

