

67 Buxton Road, Leek, Staffordshire ST13 6EG

Price: Offers Around £189,950

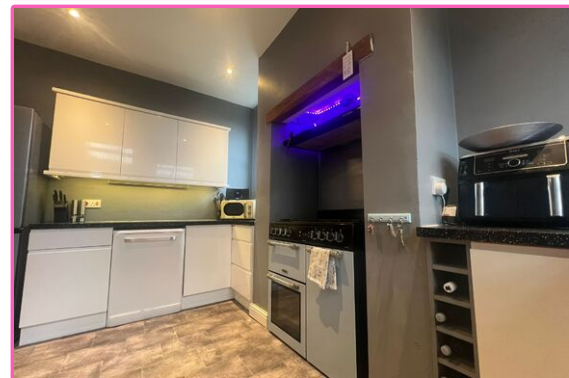
- Close to the town centre / local amenities
- Two receptions room
- Kitchen diner & utility
- Three double bedrooms
- Gas Central Heating and uPVC DG
- Enclosed rear outside area
- Garden Room
- Ideal for FTB's / Investors

A double-fronted home presented to a great standard throughout benefitting from gas central heating and uPVC double glazing.

With a well equipped fitted kitchen, separate utility, and two spacious reception rooms, this property offers lots of options for modern living. Its proximity to the town centre, supermarkets, parks, doctors, and schools makes it an ideal home for First Time Buyers, young families, or investors wishing to add to their portfolio.

The deceptive accommodation offers two reception rooms, a kitchen diner with a utility room on the ground floor. On the first floor the three bedrooms all of double proportion, and a family bathroom. Outside there is a garden room, as well as low maintenance private walled area, ideal for garden furniture.

This property is well worthy of a internal viewing - call now to arrange.



Entrance Hall

Minton tiled flooring. Doors into the reception rooms. uPVC composite door to the front aspect.



Lounge 15'1" x 11'6"

A light and airy room with coved ceiling and picture rail. A marble effect fire surround and hearth with an inset remote control real flame effect fire. Wall light points. Radiator. Window to the front aspect.



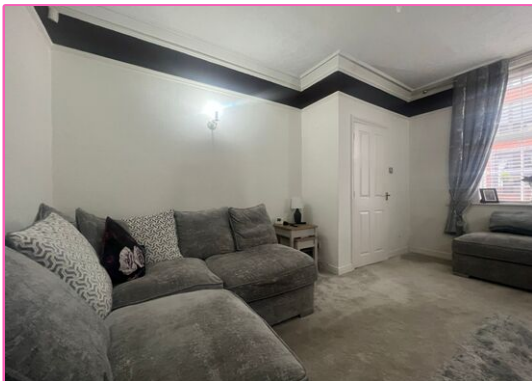
Dining Room 15'0" x 11'8"

A great sized room with a fireplace having recessed tiling and oak over mantle, with electric log burner, Coved ceiling. Windows to the front aspect. Stairs off to the first floor.



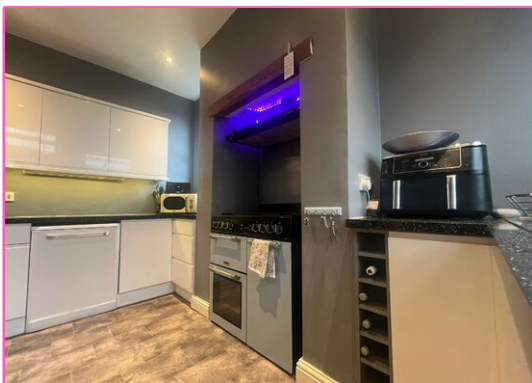
Kitchen Diner 12'4" x 11'11"

A full range of modern white unit providing storage and worksurfaces. An inset stainless steel sink unit. An Inglenook fireplace with timber lintel over incorporating the range cooker with stainless steel splashback with extractor hood over. Plumbing for automatic dishwasher. Integrated wine rack. recessed ceiling spotlights. Radiator. Vinyl cushioned flooring. windows to the side and rear elevations. Door to the side aspect. Understairs cupboard.



Utility 12'0" x 4'11"

A range of units and worksurfaces with plumbing for automatic washing machine and space for tumble dryer. Inset stainless steel sink unit. Wall mounted gas fired central heating boiler. Radiator. Vinyl floor covering. Window to the rear aspect.



Garden Room 18'4" x 5'3"

A great use of the space, a wood and glazed construction providing an area for outside seating and relaxing.



First flooring Landing

Access to the loft space.



Bedroom One 15'0" x 13'9"

Coved ceiling. Feature ceiling light incorporating a fan. Radiator. Two windows to the front aspect allowing natural daylight to flood the room.



Bedroom Two 14'10" x 11'9"

Picture rail. Radiator. Ceiling light incorporating a fan. Windows to both the front and side aspects.



Bedroom Three 12'0" x 11'8"

A great sized double bedroom with coved ceiling. Radiator. Window to the rear elevation.



Bathroom 8'8" x 5'9"

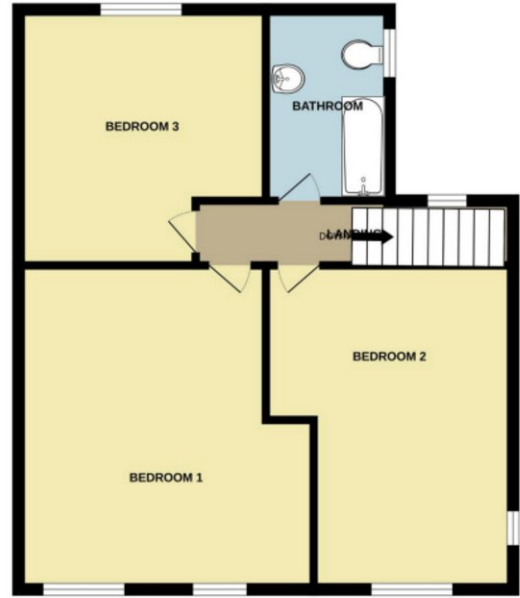
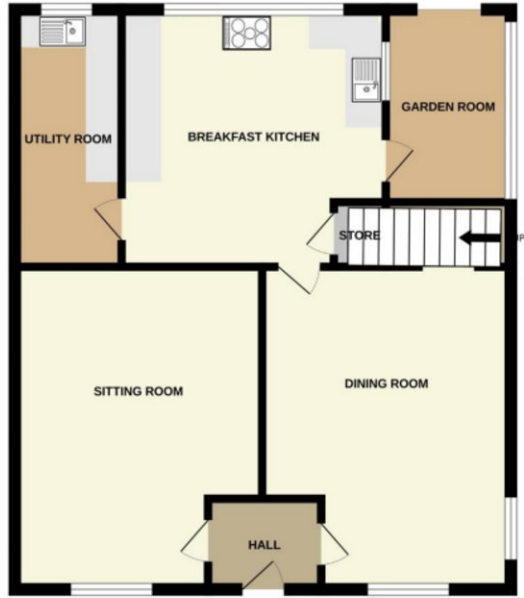
A modern bathroom with full height tiled walls and coved ceiling, A full suite with panelled bath and mains fed shower over with screen. Pedestal wash hand basin and low level W.C. Heated chrome towel rail. Obscure glazed window to the side aspect. Shaver socket. Vinyl floor covering.



Outside

Walled boundaries creating an ideal outside area for garden table and chairs, with power points and courtesy lighting.

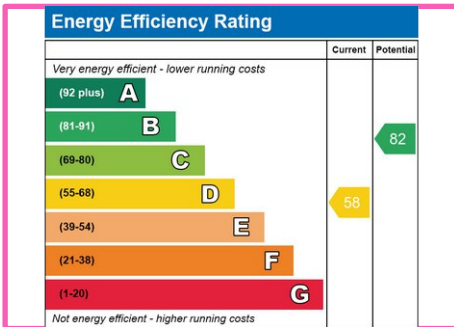
Floor Plan



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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109 m²

EPC



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.