



Sandon Street, Leek, Staffordshire

Offers in the region of £95,000

Extremely well presented two bedroom terraced property with good size, easily maintained gardens to the rear and fabulous views over Birchall. Situated in a popular residential neighbourhood convenient for Leek and within easy travelling distance of The Potteries, M6 motorway, Macclesfield and South Manchester. Pleasant walks, local shop and sports grounds nearby. The property itself has been improved and well maintained by the present owners including new doors and windows, central heating and boiler, new bathroom and kitchen. The accommodation comprises: Entrance Porch, Lounge, Dining Room, Kitchen, Two double Bedrooms and Bathroom. INTERNAL INSPECTION IS ESSENTIAL. NO CHAIN

Sandon Street, Leek, Staffordshire

Ground Floor

Entrance Porch

uPVC double glazed.

Lounge 4.55m x 3.66m (14'11" x 12'0")

Laminate floor. Coving to ceiling. Radiator. Wall light points. Fireplace with gas stove style fire and timber mantle shelf. uPVC double glazed window to the front. Sky cable.

Dining Room 3.63m x 3.53m (11'11" x 11'7")

Laminate flooring continued through from the Lounge. Coving to ceiling. Spindled staircase off to first floor. Radiator. Understairs store. uPVC double glazed French doors to the rear with lovely views over Birchall.

Kitchen 2.74m x 1.85m (9'0" x 6'1")

Tiled floor. Fitted with a range of modern base and wall mounted units. Plumbing for washing machine. Extractor fitted for a tumble dryer. Built in electric oven, gas hob and extractor. Preparation surfaces with tiled splash backs and circular stainless steel sink and drainer. uPVC double glazed window to the rear with views.

First Floor

Landing

Bedroom 1 3.63m x 3.25m (11'11" x 10'8")

Exposed wooden floor. Fitted furniture comprising wardrobes, dressing table and overhead cupboards. Coving to ceiling. Radiator. uPVC double glazed window to the front. Sky cable and telephone point.

Bedroom 2 2.74m x 2.79m (+ robes) (9'0" x 9'2" (+ robes))

Fitted wardrobes and cupboard storage. Radiator. uPVC double glazed window to the rear with views. Sky cable.

Bathroom

Suite comprising panelled bath with mixer shower over, close coupled w.c. and pedestal wash basin. Tiled splash backs. Heated towel rail. Coving to ceiling. Airing cupboard with combination boiler. Dual aspect uPVC double glazed windows.

Outside

Forecourt to the front. Good size tiered gardens to the rear, mainly paved and gravelled for easy maintenance. Lovely views beyond over Birchall.

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

All Measurements

All Measurements are Approximate

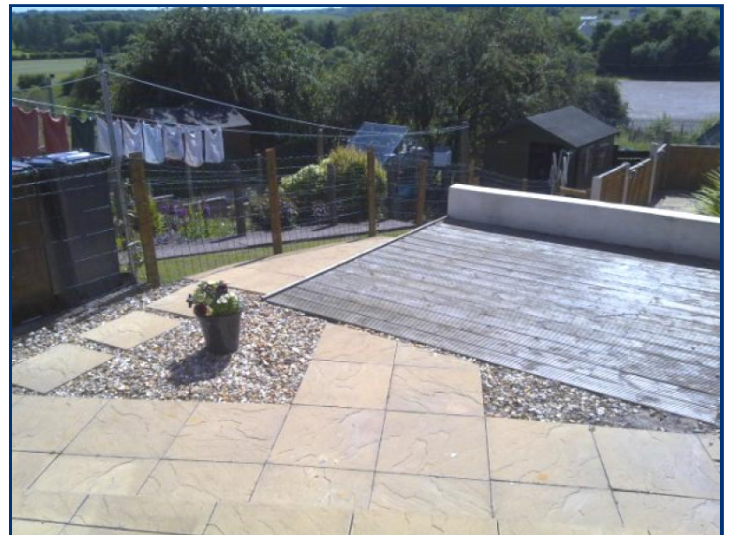
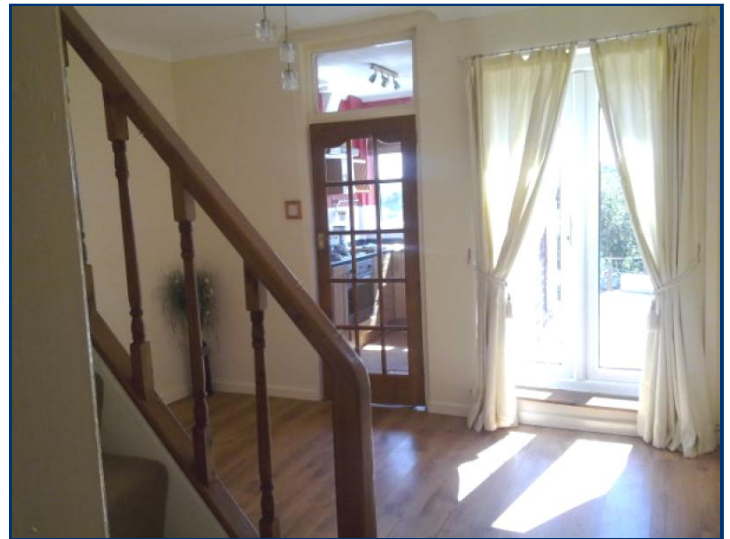
Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

Reeds Rains

The Estate Agent

www.reedsrains.co.uk



Environmental (CO ₂) Impact Rating			Energy Efficiency Rating		
	Current	Potential		Current	Potential
Very environmentally friendly - lower CO ₂ emissions					
(92-100) A			Very energy efficient - lower running costs		
(81-91) B			(92-100) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F		36	(39-54) E		
(1-20) G		39	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions					
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>			England, Wales & N.Ireland <small>Directive 2002/91/EC</small>		
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		