



John Street, Leek,  
Staffordshire



**OneAgency**

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£625 pcm

A three bedroom Mid terraced property situated just on the outskirts of Leek, close to shops and amenities. The property is offered unfurnished and benefits from a ground floor w.c, first floor bathroom and a converted basement with heating and lighting. The property has recently been refurbished throughout.





#### LOUNGE

3.33m x 3.21m (10' 11" x 10' 6")

uPVC door and window to the front elevation, carpeted, radiator, feature fire and surround.

#### LIVING ROOM

3.34m x 3.67m (10' 11" x 12' 0")

Window to the rear elevation, carpeted, radiator, feature fire and surround. Under Stair Store. Stairs leading to First Floor

#### KITCHEN

1.56m x 3.50m (5' 1" x 11' 6")

Window to the side elevation, radiator. Fitted with a range of wall, base and drawer storage units. Stainless steel sink and drainer, electric hob and oven.

#### REAR LOBBY

1.52m x 1.32m (5' 0" x 4' 4")

Boiler. Door to rear garden.

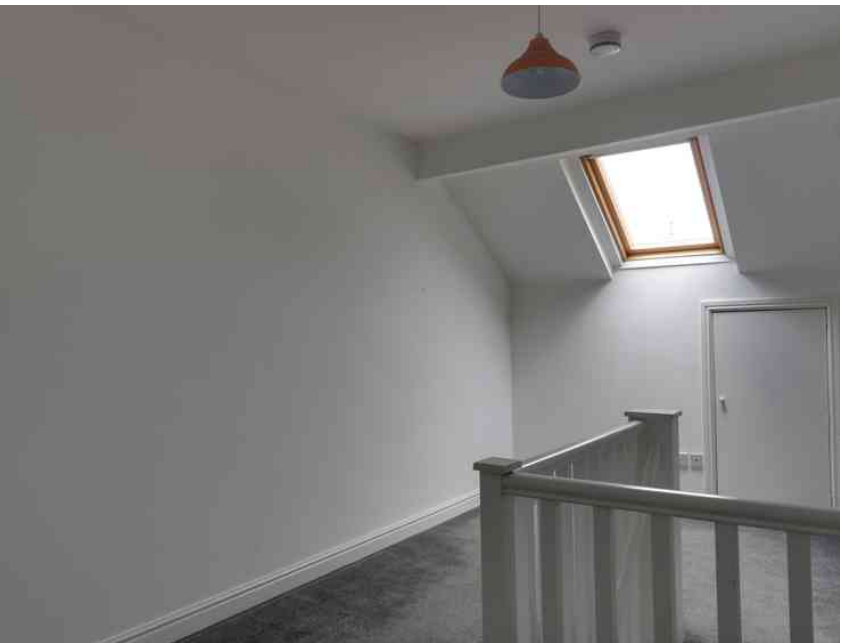
#### W.C

1.39m x 0.85m (4' 7" x 2' 9")

Window to the side elevation, w.c and wash hand basin.

#### BASEMENT

Carpeted, central heating and lighting.



#### BEDROOM ONE

3.35m x 3.22m (11' 0" x 10' 7")

Window to the front elevation, carpeted, radiator.

#### BEDROOM TWO

1.44m x 2.82m (4' 9" x 9' 3")

Window to the rear elevation, carpeted, radiator.

#### BATHROOM

1.36m x 3.22m (4' 6" x 10' 7")

Window to the rear elevation, towel radiator, fitted with a white suite comprising of bath with shower, w.c, wash hand basin.

#### STAIRS TO ATTIC ROOM

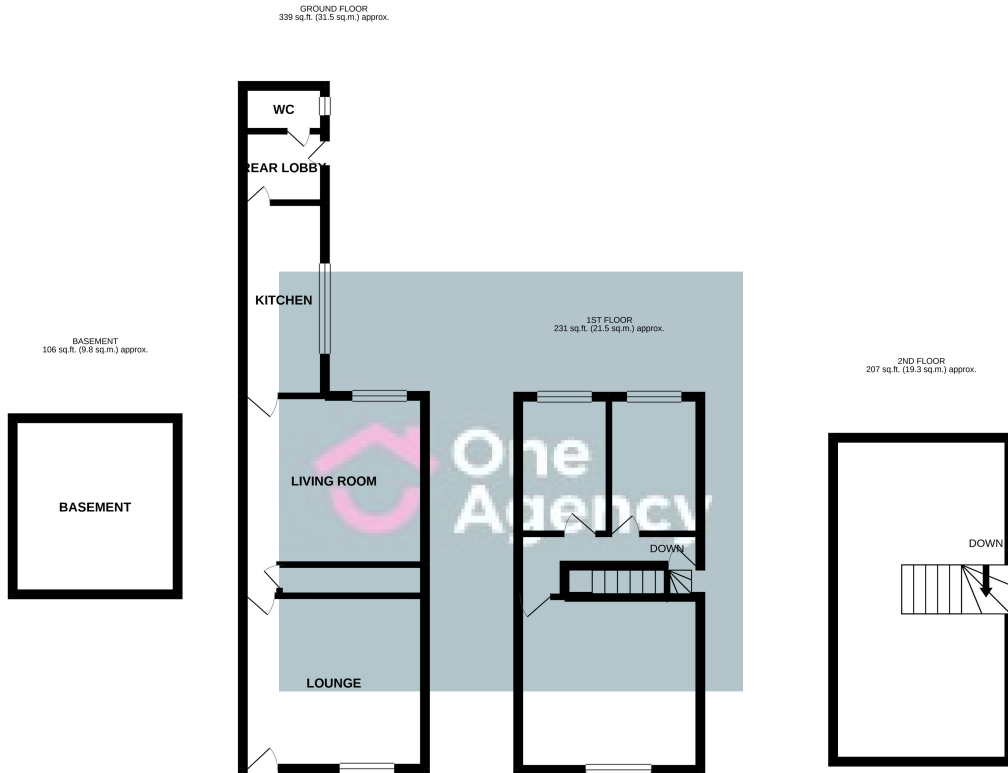
#### BEDROOM THREE / ATTIC

5.35m x 2.90m (17' 7" x 9' 6")

Velux window, carpeted, radiator, store cupboard.

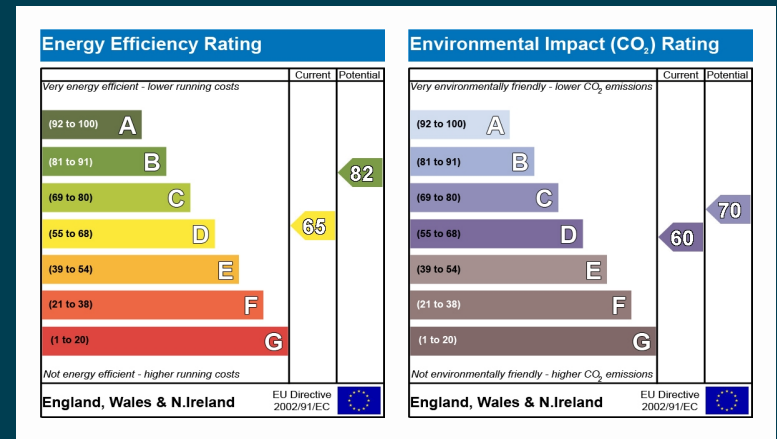
#### EXTERIOR

To the rear of the property is a yard area with a rear pedestrian access gate.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.

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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