



Burton Street,  
Leek



**OneAgency**

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# Offers in Region of £200,000

A modern two bedroom semi-detached property in the sought after market town location of Leek. The property benefits from a fantastic fitted kitchen, bathroom suite and has gardens to both front and rear. Ideally located within walking distance to the town centre, close to excellent schools and bus routes. This property would be ideally suited to first time buyers, ready to move straight in! Viewing is highly advised.





## Ground Floor

### Hallway

3.13m x 1.67m (10' 3" x 5' 6") UPVC front door, under stairs storage, radiator and tiled flooring.

### Lounge

5.33m x 3.64m (17' 6" x 11' 11") A double glazed bay window to the front, log burner, radiator and laminate flooring.

### Kitchen

5.42m x 2.72m (17' 9" x 8' 11") A range of wall and base units with worktops, sink basin with mixer tap, integral oven, microwave and gas hob with extractor hood over, space for a fridge/freezer, double glazed windows, UPVC door, radiator and laminate flooring.

## First Floor

### Bedroom One

4.43m x 3.03m (14' 6" x 9' 11") A double glazed window, radiator and carpet flooring.

### Bedroom Two

3.01m x 2.75m (9' 11" x 9' 0") A double glazed window, radiator and carpet flooring.

### Bathroom

2.25m x 1.74m (7' 5" x 5' 9") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, grey towel radiator, tiled walls, double glazed window and tiled flooring.

### External

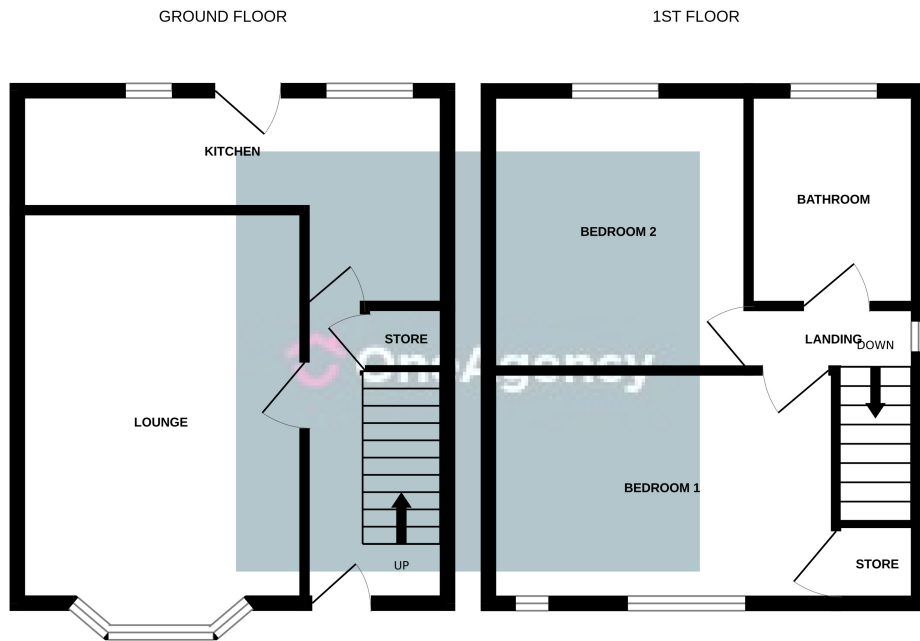
Front - Paved steps leading to front door and lawned garden with shrub borders.

Rear - A paved area, steps to a lawned garden with patio area and fenced borders.

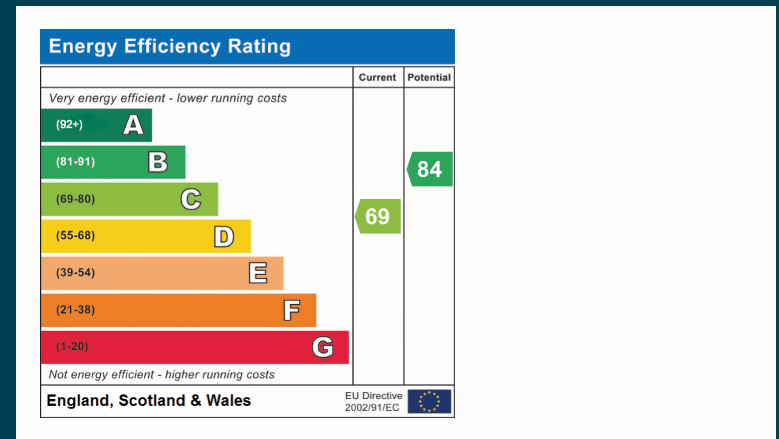
### AGENTS NOTES

The council tax band is B. The local authority is Staffordshire Moorlands.





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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