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Part of the Bagshaws Partnership



39 Cruso Street, Leek, ST13 8BN

- * A most spacious four bedroom mid-town house arranged over three floors and situated in a highly convenient location for the town centre and other amenities.
- * Ideally situated to the West end of town within walking distance of Leek town centre and being within the catchment for the Westwood Schools, ideal for a professional couple or a growing family.
 - * The property benefits from double glazing and gas fired central heating.
- * Accommodation briefly comprises: Entrance Hall with feature tiled flooring, Through Lounge / Dining Room and Kitchen with Utility Room off to the ground floor. Landing Area, Two Bedrooms and feature Bathroom to the first floor. On the top floor are two further Bedrooms.
- * Situated to the rear of the property is an enclosed courtyard area with useful outside store.

Price: Offers In The Region Of £190,000

Subject to contract

ACCOMMODATION

Entrance hall

Feature tiled floor. Radiator. Stairs off.



Lounge 11'1 x 10'7 (3.38m x 3.23m)
Radiator. Coving.



Living room / Dining room 11' x 13' (3.35m x 3.96m)
Radiator. Open fire with feature surround.
Coving. Understairs storage.



Kitchen 9'8 x 13'9 (2.95m x 4.19m)
Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Under unit lighting. Breakfast bar area. Cooker point. Extractor unit. Two Radiators.



Utility room 6'2 x 7'4 (1.88m x 2.24m)
Tiled floor. Wall mounted central heating boiler. Rear door.

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1. These particulars do not constitute any part of, an offer of a contract;
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Landing area

Stairs off.

Bedroom 11'1 x 12'4 (3.38m x 3.76m)

Radiator. Fitted range of wardrobes and storage.



Bedroom 13'1 x 8'9 (3.99m x 2.67m)

Radiator.

Bathroom 7'2 x 9'9 (2.18m x 2.97m)

Bath. Double shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Sky light window. Spotlights.



Landing area

Access to:

Bedroom 10'11 x 8'10 (3.33m x 2.69m)

Radiator. Sky light window.

Bedroom 13' x 11'11 (3.96m x 3.63m)

Radiator.

Outside

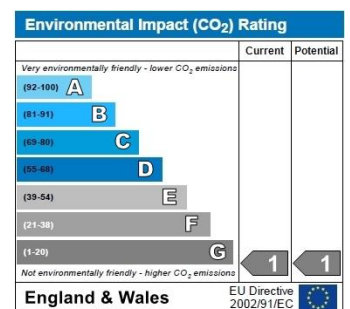
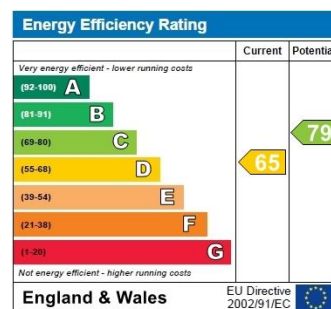
Enclosed rear yard area with useful outside store.

Viewing

By prior appointment through the Agents.

Please note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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