



17 Cruso Street, Leek, ST13 8BJ

Offers In The Region Of £164,000

- Three bedroom end of terrace
- Low maintenance rear garden
- NO CHAIN
- Three storey accommodation
- Close proximity to the town centre
- WC/Walk in wardrobe to bedroom one
- Utility Room

17 Cruso Street, Leek ST13 8BJ

Nestled on Cruso Street in the charming town of Leek, Staffordshire Moorlands, this delightful three-bedroom end terrace home offers a perfect blend of comfort and convenience. Spanning three storeys, the property boasts a spacious breakfast kitchen, ideal for family gatherings and casual dining. The ground floor also features a practical utility area and a well-appointed bathroom, ensuring that everyday living is both functional and enjoyable.

The living room is bright and welcoming, with natural light flooding the space, creating a warm and inviting atmosphere. Bedroom One is particularly noteworthy, featuring a convenient walk-in wardrobe/WC, providing ample storage and a touch of luxury.

A standout feature of this home is the generous, low-maintenance rear garden, offering a wonderful outdoor space that can be enjoyed throughout the year. Whether relaxing with a morning coffee, entertaining family and friends, or providing a safe area for children and pets to play, this private garden is a real extension of



Council Tax Band:



Living Room

11'10" x 11'2"

Wood glazed door to the front, wood glazed window above, UPVC double glazed window to the front, radiator, feature fireplace with tiled hearth, cornicing, ceiling rose.

Breakfast Kitchen

12'9" x 11'1"

Range of fitted units to the base and eye-level, stainless steel one and a half sink with drainer, chrome mixer tap, four ring gas hob, electric fan-assisted oven, extractor, radiator, tiled splashbacks, stairs to the first floor, space for a dining table and chairs, understairs storage.

Utility Room

7'11" x 5'11"

Wall mounted gas fired boiler, space for a washing machine, space for freestanding fridge/freezer, UPVC double glazed door to the side, UPVC double glazed window to the side.

Bathroom

8'8" x 5'9"

Panel bath, chrome mixer tap with shower attachment, pedestal wash and basin, bidet, low level WC, UPVC double glazed window to the side and rear, radiator, partly tiled with a loft hatch.

First Floor

Landing

UPVC double glazed window to the side, stairs to the second floor.

Bedroom Two

11'11" x 11'1"

UPVC double glazed window to the front, radiator.

Bedroom Three

10'5" x 10'0"

Two UPVC double glazed windows to the rear, radiator.

Second Floor

Bedroom One

13'3" max measurement x 9'9"

UPVC double glazed window to the side, radiator, loft access.

Walk in Wardrobe / WC

9'8" x 6'7"

WC, walk-in wardrobe, velux style window to the rear, radiator, low level WC pedestal wash hand basin.

Externally

To the rear, walled boundary and paved yard area, well stocked borders, steps to a lower tier with decked area, fenced boundary, gated access to the rear with garden store.

AML REGULATIONS

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Made with floorplan 2008

Directions

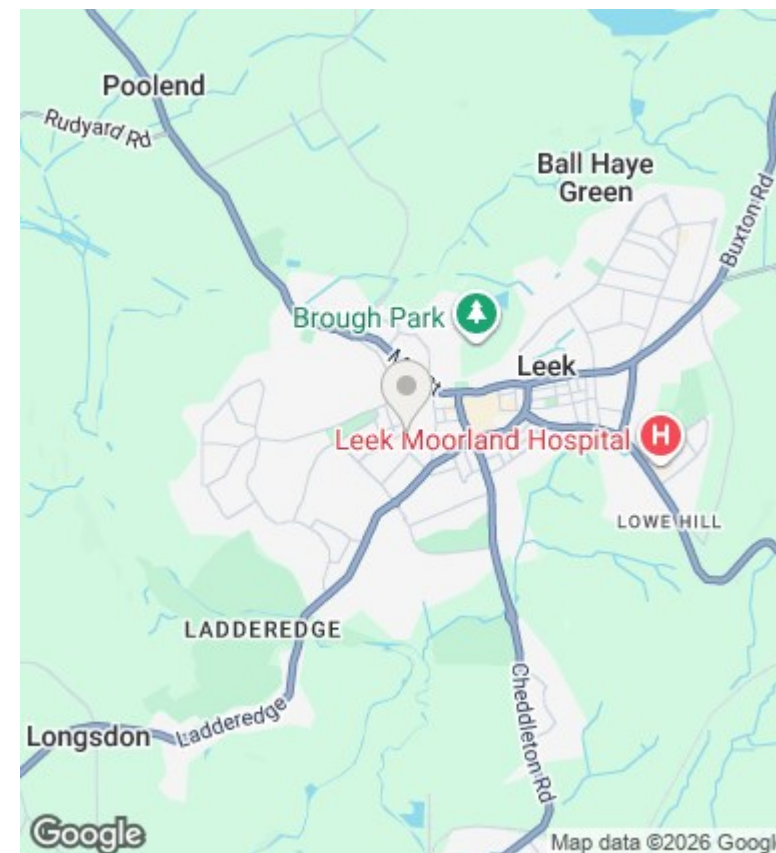
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Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC