



40 Buxton Road, Leek, ST13 6EE

£925 Per Month

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Nestled on the charming Buxton Road in Leek, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 840 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or professionals seeking ample living space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively.

The property boasts a well-appointed bathroom, catering to the needs of modern living. The kitchen area is versatile, allowing for both furnished and unfurnished options, giving you the flexibility to personalise your new home according to your taste and lifestyle. For those who prefer a fully furnished experience, the property is available at £925 per calendar month, while the unfurnished option is offered at £875 per calendar month.



Council Tax Band:



Living Room/Dining Room

Door to the front elevation into Porch with coat hooks.

Living Room/Dining Room- UPVC double glazed windows to the front and rear elevation, door to the stairs leading to the first floor.

Kitchen

UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, range of units to the base and eye level, Beko electric oven, four ring induction hob, built in microwaves, fridge/freezer, inset anthracite sink unit with mixer tap over, steps leading up to Bathroom.

Bathroom

Plumbing for washing machine, windows to the side elevation, vanity wash hand basin with mixer tap and storage beneath, anthracite towel radiator, panelled bath with matte mixer taps and shower attachment. Door leading to WC with push flush and built in shower cubicle.

Garden

Shared Garden to the back.

First Floor

Landing

Stairs leading to the Second Floor.

Bedroom Three

Window to the rear elevation.

Bedroom Two

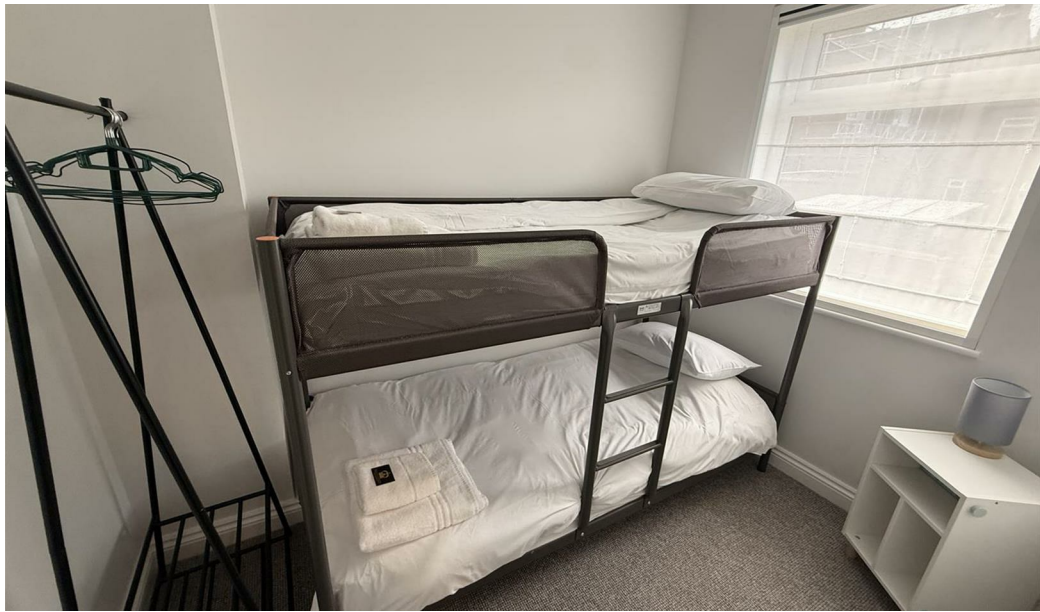
Window to the front elevation.

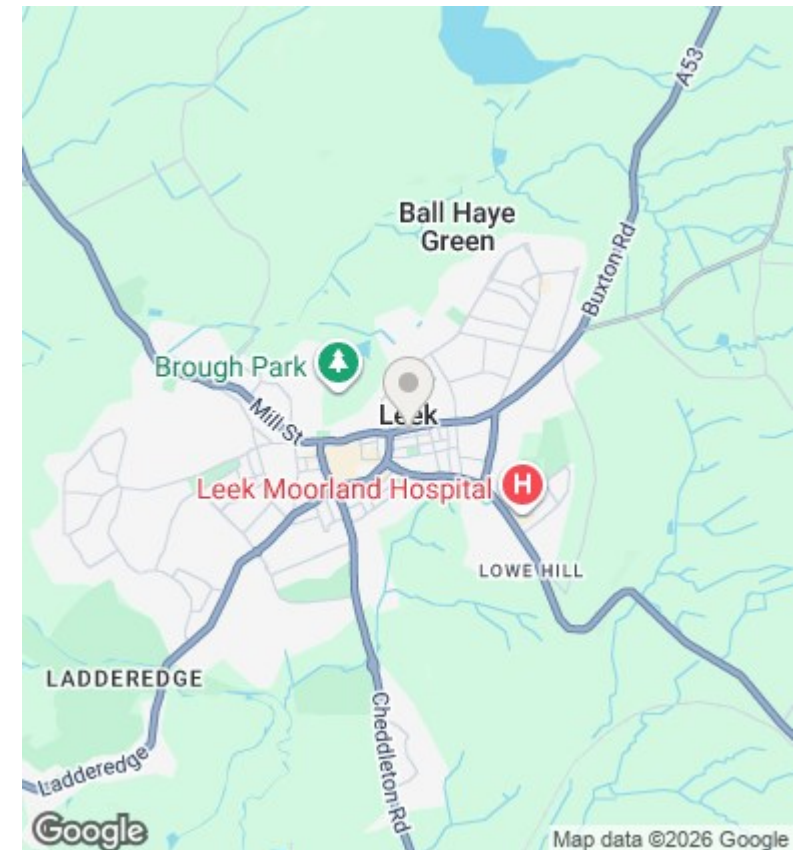
Second Floor

Bedroom One

Two Velux style windows.







Directions

Viewings

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

Council Tax Band

Photo Editing Disclaimer:

Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		40
England & Wales		EU Directive 2002/91/EC