Whittaker & Biggs
Est. 1930
Rostons Group







48 Beggars Lane, Leek, ST13 8JP

Offers In The Region Of £250,000

- Semi detached split-level property in a popular residential area
- French doors provide direct access and views over the rear garden
- Contemporary first-floor bathroom with modern fixtures and fittings
- Garage offering useful additional storage and parking
- Three bedrooms offering versatile accommodation for families or professionals
- West-facing rear garden designed for low-maintenance outdoor living
- Well-appointed kitchen featuring a Leisure range oven
- Extended to the rear creating a generous sitting/dining room
- Artificial lawn for a neat, easy-care garden all year round
- Private driveway providing convenient off-road parking

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Whittaker & Biggs would like to welcome you to this semi-detached split-level property located in a popular residential area. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

The extended sitting and dining room is ideal for entertaining guests or enjoying family meals and opens directly onto the west-facing rear garden, complete with an artificial lawn, providing a low-maintenance outdoor space that is perfect for relaxation.

The well-appointed kitchen is a highlight of the home, featuring a Leisure cooker that will delight any cooking enthusiast. The contemporary bathroom adds a touch of luxury, ensuring that your daily routines are both comfortable and stylish.

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Council Tax Band: C





Ground Floor

Porch
5'6" x 2'0"
UPVC double glazed French doors with sidelight window to the frontage.

Hall
13'8" x 5'10"
Wood glazed door with fluted sidelight window to the frontage, stairs to the upper ground level, radiator.

Kitchen
12'10" x 8'4"
UPVC double glazed window to the frontage, internal glazed window, units to the base and eye level, Leisure five ring range cooker, Leisure extractor hood, integral fridge freezer, ceramic sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, radiator.

Sitting / Dining Room
19'1" x 14'5"
UPVC double glazed French doors with sidelight windows to the rear, UPVC double glazed window to the side aspect, two radiators.

First Floor

Landing
UPVC double glazed window to the side aspect, stairs to the upper first floor, airing cupboard, loft hatch.

Bathroom
6'1" x 5'6"
UPVC double glazed window to the frontage, panel bath, chrome taps, electric Mira shower over, glass shower panel, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, fully aqua boarded, chrome ladder radiator.

Bedroom One
11'3" x 8'4"
UPVC double glazed window to the frontage, fitted wardrobes, bedside tables and over bed storage, radiator.

Bedroom Two
12'5" x 6'6"
UPVC double glazed window to the rear, radiator, loft hatch.

Bedroom Three
9'3" x 6'6"
UPVC double glazed window to the rear, radiator.

Externally
To the frontage, tarmacadam driveway, hedge boundary, mature trees and shrubs, gated access to the rear.
To the rear, artificial lawn, hedge and wall boundary, well stocked borders, mature trees and shrubs, paved patio, wooden pergola.

Garage
16'11" x 8'2"

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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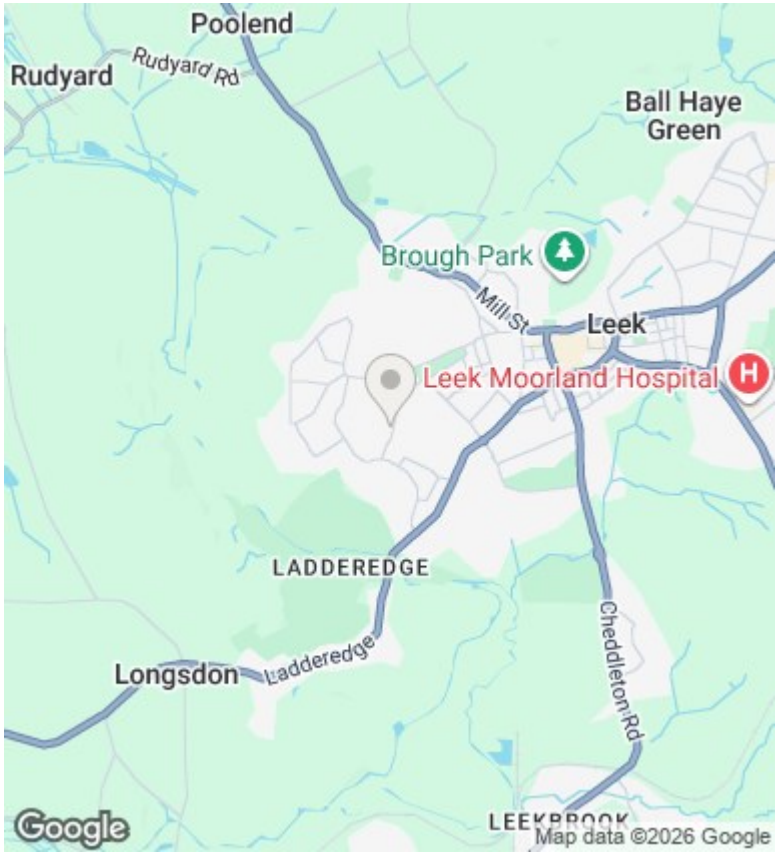








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

Viewings

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

Council Tax Band

C

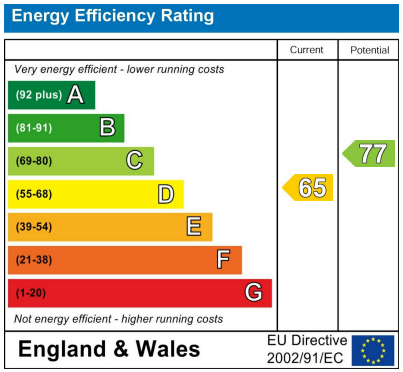


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Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

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