



## 1 Lowther Place, Leek, Staffordshire ST13 5BB

**Price:** Offers Over £195,000

- Three-bedroom semi-detached home
- Gardens to front and rear, off road parking
- Lounge, dining room and kitchen
- Close to local amenities / schools
- Three bedrooms and family bathroom
- No Upward Chain
- uPVC double glazing and GCH



## 1 Lowther Place, Leek, Staffordshire ST13 5BB

**Price:** Offers Over £195,000

Situated in a popular residential area within easy walking distance of the town centre, this traditional three-bedroom semi-detached home offers excellent potential for those looking to create a home.

The ground floor provides a welcoming lounge, a separate dining room and a kitchen, with three bedrooms and a bathroom located on the first floor. Benefitting from uPVC double glazing and gas central heating throughout, the house has been lovingly maintained over the years, though it would now benefit from some modernisation, making it an ideal project for a growing family.

Outside, there are gardens to both the front and rear, the rear garden featuring a charming pond, and there is also off-road parking to the front. With convenient access to local amenities, and popular schools this is a fantastic opportunity to purchase a home ready to be shaped for the future.

Comes to the market with NO UPWARD CHAIN



### Inner Porch:

Porch with glazed panel and uPVC door to the front aspect. Wooden partial glazed door into the hallway.



### Hallway:

Stairs off to the first floor. Cloak cupboard that houses the consumer unit. Radiator.



**Lounge: 17'2" x 11'7"**

Feature brick fireplace with inset gas fire and wooden mantle. Bay window to the front elevation that allow natural daylight to floor the room. Coved ceiling. Built-in meter cupboard. Radiator.



**Dining Room: 13'9" x 11'6"**

A brick fireplace with recess area and wooden mantle and shelving. Picture rail and recessed shelving. Radiator. large window to the rear aspect.



**Rear Porch:**

uPVC door out to the side garden. Understairs utility cupboard. Tiled flooring.



**Kitchen: 7'11" x 9'7"**

A range of wall and base units incorporating an inset stainless steel sink unit with mixer tap. Tiled backsplash and window sill. Plumbing for automatic washing machine. Wall mounted boiler. Coved ceiling. Tiled flooring. Window to the rear elevation.



**First Floor Landing:**

Window to the side aspect. Access to the loft space.





**Bedroom One: 11'7" x 17'8"**

A large light spacious room with bay window to the front aspect. Picture rail. Radiator.



**Bedroom Two: 11'1" x 10'11"**

Coved ceiling. Radiator. Window to the rear.



**Bedroom Three: 7'0" x 7'11"**

Coved ceiling. Radiator. Window to the front aspect.



**Bathroom:**

A full suite with panelled bath and a separate enclosed shower cubicle with mains fed shower. Low level W.C and pedestal wash hand basin. tiled walls. Vinyl floor covering. Radiator. Obscure glazed window to the rear elevation.



**Outside:**

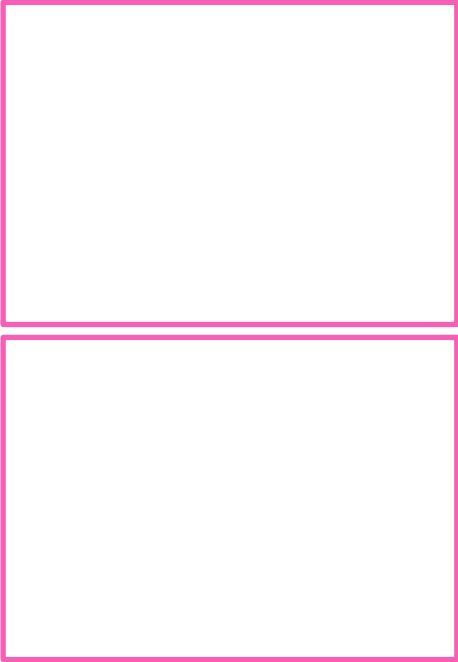
The property sits behind a well-kept front garden, where a neat lawn is edged with established borders full of seasonal flowers and mature shrubs. A driveway runs alongside offering off road parking for two cars. A side area is suitable for garden furniture, and has hedged borders to add privacy.

At the rear, the garden has been designed as a low-maintenance space with paved areas and

Floor Plan



EPC



Notes

£0 £0