



## 9 Hugo Street, Leek, Staffordshire, ST13 5PE

Offers In The Region Of £362,500

- Semi detached property
- 3 storeys and cellar
- 4 bedrooms
- First floor bathroom
- Southfacing rear courtyard
- Original features
- Council tax band C



# 9 Hugo Street, Leek ST13 5PE

Whittaker & Biggs are delighted to offer to the market this four bedroom, semi-detached three storey property with cellar and south facing rear courtyard, situated on the outskirts of Leek Market Town in a quiet residential area.

The property is comprised of a hallway, sitting room, dining room, breakfast kitchen utility room and WC to the ground floor. The first floor consists of three bedrooms and a shower room, whilst to the second floor is the fourth bedroom. The cellar below has power, light and UVPC double glazed window to the frontage.

The kitchen is positioned at the rear of the property and is equipped with a granite worktop, solid oak breakfast bar, ceramic butlers sink, Zanussi five ring gas hob, extractor hood, Zanussi electric fan assisted oven and grill, integral fridge freezer and an integral Electrolux dishwasher.

Beyond the kitchen is a utility room with access to the rear courtyard and a WC.

A walk-in shower and contemporary fittings can be found in the shower room.

The home is heated by a Potterton gas fired combi boiler and has many original features including a Minton tiled floor, brass door fingerplates, sash windows, picture rails and corning.



Council Tax Band: C



## Ground Floor

- Size : -

### Hall

16'8" x 3'3"

Wood door to the frontage with arched transom window, original Minton tiled floor, stairs to the first floor, radiator. - Size : - 16' 8" x 3' 3" (5.09m x 1.00m)

### Sitting Room

17'4" x 11'2" Max measurement

Original wood glazed sash bay window to the frontage, log burner, slate hearth, wood mantel, radiator. - Size : - 17' 4" x 11' 2" (5.28m x 3.41m) Max measurement

### Dining Room

13'5" x 11'3"

Wood double glazed French doors with transom window to the rear, original arched wood glazed sash window to the side aspect, log burner, tiled hearth, radiator, tiled floor. - Size : - 13' 5" x 11' 3" (4.10m x 3.42m)

### Kitchen/Breakfast Room

14'7" x 6'8"

Wood double glazed window to the side aspect, base units with granite worktop, breakfast bar with solid oak worktop, ceramic butlers sink, chrome mixer tap, Zanussi five ring gas hob, extractor hood, Zanussi electric fan assisted oven and grill, integral fridge freezer, integral Electrolux dishwasher, inset ceiling spotlights, tiled floor. - Size : - 14' 7" x 6' 8" (4.45m x 2.02m)

### Utility

9'6" x 6'9" Max measurement

Wood double glazed door to the side aspect, wood double glazed window to the

side aspect, wall mounted gas fired Potterton combi boiler, space and plumbing for a washing machine, tiled floor. - Size : - 9' 6" x 6' 9" (2.89m x 2.06m) Max measurement

### WC

4'5" x 2'11"

Wood glazed window to the side aspect, high level WC, wall mounted corner wash hand basin, chrome taps, chrome ladder radiator. - Size : - 4' 5" x 2' 11" (1.34m x 0.88m)

## First Floor

- Size : -

### Landing

14'2" x 5'10" Max measurement

Skylight, stairs to the second floor, under stairs storage. - Size : - 14' 2" x 5' 10" (4.33m x 1.79m) Max measurement

### Bedroom One

15'0" x 14'10"

2x original wood glazed sash windows to the frontage, radiator. - Size : - 15' 0" x 14' 10" (4.57m x 4.53m)

### Bedroom Two

13'6" x 8'8"

Original wood glazed sash window to the rear, radiator. - Size : - 13' 6" x 8' 8" (4.11m x 2.63m)

### Bedroom Three

14'8" x 6'8"

Original wood glazed sash window to the side aspect, radiator, storage cupboard. - Size : - 14' 8" x 6' 8" (4.47m x 2.04m)



### **Shower Room**

9'3" x 6'8"

UPVC double glazed arched window to the rear, walk-in shower enclosure, chrome fittings, rainfall shower head, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator, loft hatch, inset ceiling spotlights, extractor fan.

- Size : - 9' 3" x 6' 8" (2.83m x 2.04m)

### **Second Floor**

- Size : -

### **Bedroom Four**

16'7" x 14'4"

UPVC double glazed window to the side aspect, triangular UPVC double glazed window to the rear, wood floor, radiator. - Size : - 16' 7" x 14' 4" (5.05m x 4.36m)

### **Cellar**

17'4" x 14'8" Max measurement

UPVC double glazed window to the frontage, power and light. - Size : - 17' 4" x 14' 8" (5.28m x 4.48m) Max measurement

### **Externally**

To the frontage, wall boundary, shared gate, paved area, mature shrubs.

To the rear, south facing paved courtyard, wooden pergola gated access to the rear, brick store. - Size : -

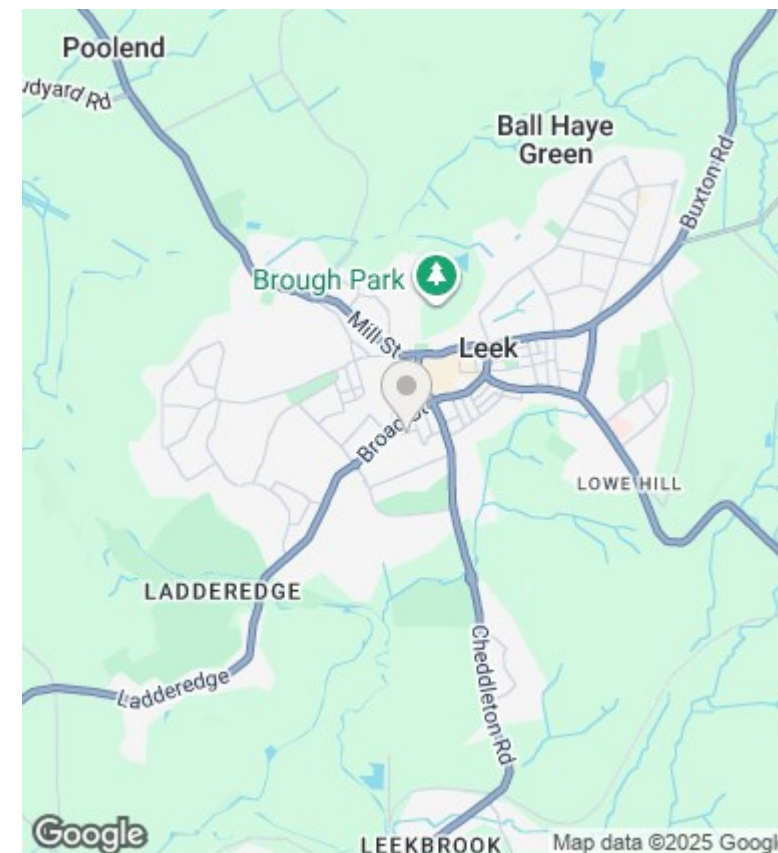








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

From our Derby Street, offices proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. Follow this road for a short distance taking the second left into Alsop Street and first right into Hugo Street, where the property is situated on the left hand side.

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		