



13 Picton Street, Leek, ST13 8AU

£150,000

- Mid terraced property
- First floor shower room with utility cupboard including washing machine and tumble dryer
- Courtyard and separate garden
- Recently modernised
- Open plan kitchen and dining room
- Situated in the West End of town close to local amenities and within walking distance of Leek town centre
- 2 bedrooms
- Downstairs WC
- Council tax band A

13 Picton Street, Leek ST13 8AU

Situated on Picton Street in Leek, this delightful house offers a perfect blend of modern living and traditional comfort. Recently renovated, the property boasts a contemporary kitchen and bathroom, ensuring that you can enjoy the conveniences of modern life while residing in a characterful home.

The house features two spacious reception rooms, providing ample space for relaxation and entertaining guests. With two well-proportioned bedrooms, it is ideal for small families, couples, or individuals seeking a comfortable living space. The inclusion of a washing machine and tumble dryer adds to the practicality of the home, making laundry days a breeze.

One of the standout features of this property is the rear courtyard and separate garden, offering a private outdoor space for you to unwind, garden, or host summer barbecues. This outdoor area is perfect for enjoying the fresh air and sunshine, enhancing your living experience.



Council Tax Band: A



Ground Floor

Sitting Room

12'4" x 11'5"

UPVC double glazed door with transom window to the frontage, UPVC double glazed window to the frontage, electric fire, marble effect hearth and surround, meter cupboard, vertical column radiator.

Dining Room

11'11" x 12'4"

UPVC double glazed window to the rear, wall mounted electric fire, stairs to the first floor, understairs storage cupboard, vertical column radiator.

Kitchen

14'7" x 5'9"

UPVC double glaze window to the side aspect, units to the base and eye level, Beko electric fan assisted oven and separate grill, Beko four ring gas hob, extractor hood, stainless steel sink and drainer, chrome mixer tap, integral Beko, dishwasher, UPVC double glazed door to the side aspect, inset ceiling spotlights, under cupboard lighting.

WC

5'8" x 3'9"

UPVC double glazed window to the side aspect, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, wall mounted gas fired combi Main combi boiler,

First Floor

Landing

15'2" x 2'10"

Loft hatch, radiator.

Bedroom One

12'4" x 11'5"

UPVC double glazed window to the frontage, radiator, storage cupboard.

Bedroom Two

11'11" x 9'2"

UPVC double glazed, window to the rear, radiator.

Shower Room

10'4" x 5'6"

UPVC, double glazed window to the rear, walk-in shower closure, chrome fittings, vanity wash hand basin, chrome mixer tap, storage cupboard units, concealed cistern low level WC, aqua boarded, chrome ladder radiator, inset ceiling spotlights, shaver point, utility cupboard housing the Beko washing machine and Beko tumble dryer (included).

Loft

Part boarded, pull-down-ladder, light.

Externally

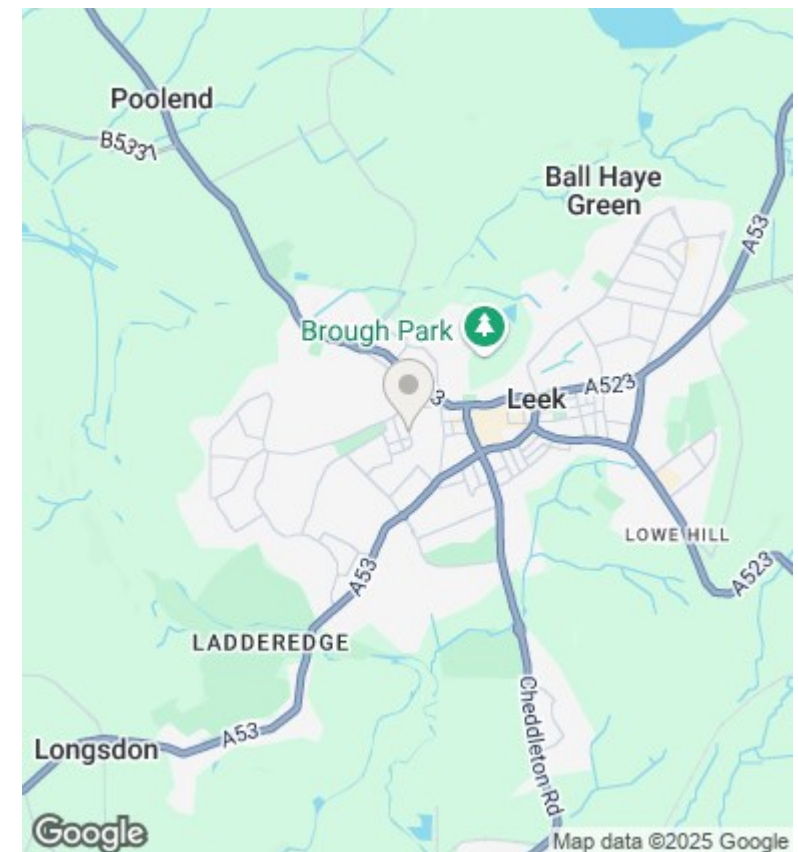
To the rear, paved courtyard, gated access to rear path, separate garden beyond laid to artificial lawn, fence boundary.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Hozonplan (2025)



Directions

Viewings

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

Council Tax Band

A

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |