



35 Haregate Road, Leek, ST13 6PP

Offers In The Region Of £179,950

- End of terrace property
- Two double bedrooms
- Private driveway
- Fully modernised to a high standard
- First floor bathroom
- Low maintenance rear garden
- Immaculate throughout
- Utility room and ground floor WC

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Whittaker & Biggs are pleased to bring to the market this delightful end-terrace house offering a perfect blend of modern living and classic character. Built in 1935, the property has been meticulously renovated to a high standard, ensuring a comfortable and stylish home for its new owners.

Spanning an impressive 893 square feet, the house features a well-appointed kitchen diner that is ideal for both casual meals and entertaining guests. The ground floor also boasts a convenient utility room and a WC, adding to the practicality of the space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing after a long day.

Upstairs, you will find two spacious bedrooms, including the principal bedroom that features a convenient walk-in shower, to make your daily routine a breeze. The first-floor bathroom is thoughtfully designed, catering to all your needs.



Council Tax Band: B



Ground Floor

Hall

6'0" x 3'6"

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect, stairs to the first floor, tiled floor, white vertical column radiator.

Sitting Room

12'11" x 14'7" max measurement

UPVC double glazed bay window to the frontage, wall mounted Biofuel fire, white vertical column radiator.

Kitchen Diner

14'0" x 8'0"

UPVC double glazed window to the rear, units to the base and eye level, Zanussi ceramic induction hob, Zanussi electric fan assisted oven, Zanussi extractor hood, integral Zanussi dishwasher, integral fridge freezer, composite sink and drainer, chrome mixer tap, white vertical column radiator, inset ceiling spotlights, storage cupboard housing the gas fired wall mounted Main combi boiler, space and plumbing for a washing machine,

Utility Room

5'9" x 4'8"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, work top, space for a tumble dryer, inset ceiling spotlights, white vertical column radiator.

WC

3'10" x 2'7"

UPVC double glazed window to the side aspect, low level WC.

First Floor

Landing

6'0" x 2'7"

UPVC double glazed window to the side aspect, loft hatch.

Bathroom

6'9" x 6'0"

UPVC double glazed window to the rear, L-shaped bath, shower over, chrome rainfall shower head, glass shower panel, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, anthracite ladder radiator, fully tiled, inset ceiling spotlights, toothbrush charging point, storage cupboard.

Bedroom One

12'4" x 10'9"

Two UPVC double glazed windows to the frontage, white vertical column radiator, en-suite shower enclosure, chrome fittings, rainfall shower head.

Bedroom Two

10'0" x 10'0"

UPVC double glazed window to the rear, radiator.

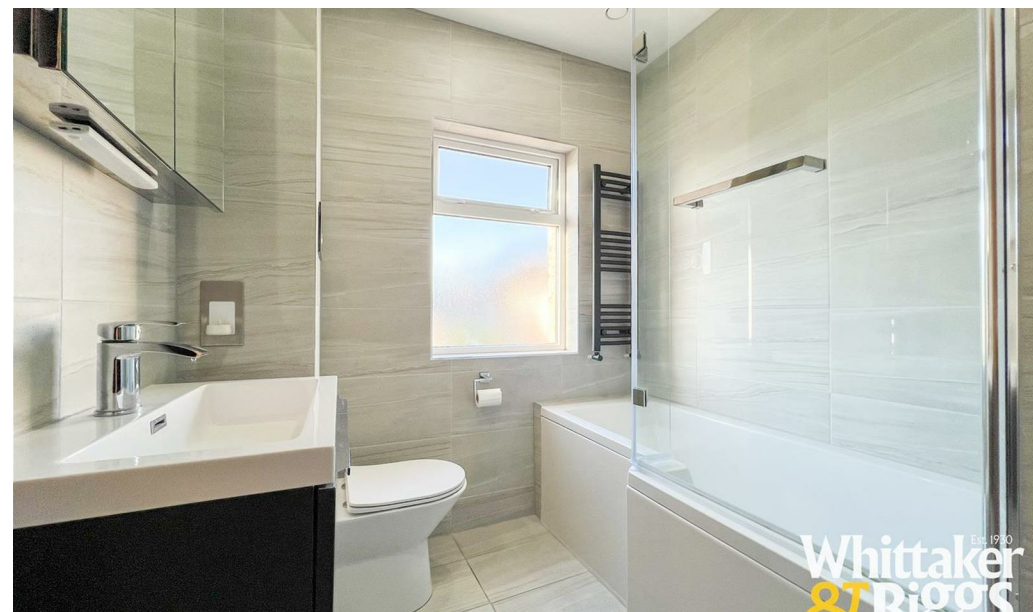
Loft

Boarded, pull-down-ladder, power and light.

Externally

To the frontage, block paved driveway suitable for two vehicles, dwarf wall boundary.

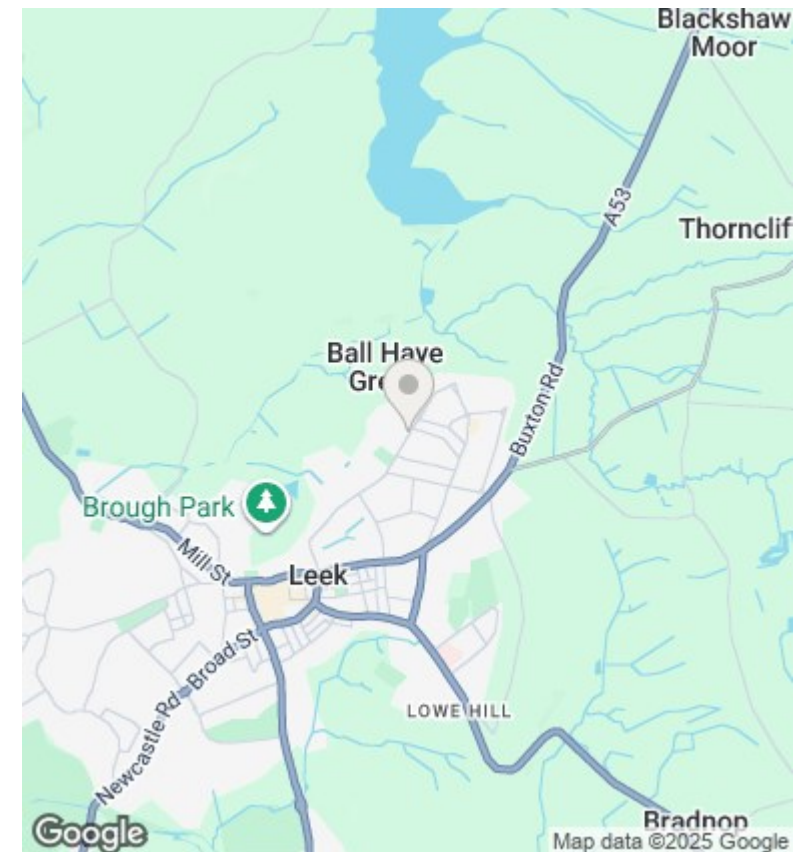
To the rear, flagged garden, well stocked borders, fence boundary, mature trees, timber shed.







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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC