



King Street, Leek ST13 5NW

welcome to

King Street, Leek

This property represents exceptional value and would make an ideal purchase for first-time buyers, growing families, or those seeking a project with long-term potential and accessibility to all the amenities Leek has to offer - an excellent advantage for those wanting to walk to shops and cafes.



Entrance Hall

14' 8" x 3' 2" (4.47m x 0.97m)

The property is entered via a welcoming hallway featuring lino flooring. Although narrow, the halls character and height give it a cosy and traditional feel, leading into the main reception areas and showcasing the property's original proportions and period character.

Lounge

25' x 11' 11" (7.62m x 3.63m)

This comfortable lounge features a front-facing window, complemented by carpeted flooring, radiator for year-round warmth, forming a comfortable living space that opens seamlessly into the dining room creating a sociable and open-plan layout. The dining area also features carpeted flooring, a radiator and patio doors leading to the rear garden creating a bright and airy feel while providing access to the outdoor space - perfect for family gatherings and entertaining.

Kitchen

7' 8" x 10' 4" (2.34m x 3.15m)

The galley-style kitchen is well-appointed with units to both sides, providing ample storage and workspace. It features a four-ring gas hob, sink and a practical mix of high and low cupboards. Two side windows fill the space with light, while a door leads through to the cloakroom and provides access to the cellar.

Cloakroom

7' 5" x 8' 1" (2.26m x 2.46m)

Accessible directly from the kitchen, the useful rear space houses the boiler, includes a convenient WC, and offers room for a freestanding fridge, making it a useful and functional space, providing excellent potential to be used as a boot room, laundry space, or pantry style storage area.

Cellar / Workshop

10' 11" x 13' 2" (3.33m x 4.01m)

Located on the lower floor, the cellar has been thoughtfully utilised as a workshop area. Well

equipped with power, lighting and a radiator, it offers a practical space for hobbies, DIY projects, or additional storage, while retaining good head height and flexibility of use.

Bedroom One

13' 3" x 10' 2" (4.04m x 3.10m)

This generous double bedroom offers space and comfort, featuring soft carpet flooring, a radiator, and a front-facing window. Fitted storage ensures efficient use of space, making the most of the rooms proportions while maintaining a clean and welcoming bedroom.

Bedroom Two

11' 3" x 11' 4" (3.43m x 3.45m)

A further well-sized bedroom with carpeted flooring and radiator for year-round comfort. A rear-facing window overlooks the garden, allowing in natural light and offering a pleasant, comforting and quiet space.

Bathroom

The spacious bathroom includes tiled flooring, a full suite including a WC, sink and basin, bidet, a generous bath and separate power shower, Dual windows to the rear and side allow for plenty of natural light and ventilation, enhancing the room's bright and airy feel.

Bedroom Three

11' 5" x 9' 5" (3.48m x 2.87m)

Located at the top of the house, this room includes a radiator and window to the rear offering peaceful garden views, ideal as a retreat, study or creative space.

Bedroom Four

17' x 12' (5.18m x 3.66m)

Also on the top floor, this bedroom features laminate flooring, a radiator and a window to the front creating a bright and comfortable space, with potential to personalise to suit any buyers needs.

Outside

The outside area to the front offers convenient on-street parking, providing close access and practicality. At the rear, the garden extends beautifully, with a mix of lawn, mature planting and a composite decked seating area. There is a garden shed, a pond and shared access to the rear boundary, making the outdoor space private yet practical. The garden offers both relaxation and scope for improvement - ideal for those who enjoy gardening or entertaining outdoors.



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welcome to King Street, Leek

- Four-storey period home with cellar and top-floor bedrooms
- Offered with no upward chain - ready for immediate purchase
- Versatile layout with lounge/dining room and workshop area
- Council Tax Band A - low running costs and excellent value
- Enclosed rear garden with composite decking, pond and shed

Tenure: Freehold EPC Rating: D

Council Tax Band: A



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106724 - 0003

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