



Leonard Street, Leek, ST13 5JP  
OIRO £110,000

Est. 1930  
**Whittaker  
& Biggs**



## Leonard Street, Leek, ST13 5JP

This unique one bedroom semi detached cottage is conveniently located within town and just a short walk from the high street. The property has a driveway to the front and gated access, offering off street parking, such a rarity in this location. The cottage is nestled within a private location and is set back from the road, through a gated access. You're welcomed into the cottage through the living room, having access to the kitchen and first floor. The kitchen is well equipped, with a bespoke fitted oak kitchen comprising of a good range of base and eye level units, quartz style worksurfaces, integral dishwasher, integral fridge, cupboard housing a washing machine, Smeg cooker and extractor. To the first floor is a bedroom and a bathroom. The bathroom comprises of a panel bath with shower over and shower screen, low level WC, pedestal wash hand basin and gas fired boiler which is under manufacturers warranty. Externally to the frontage is a quarry tiled covered porch leading to the tarmac driveway which extends to the gates and then beyond to the pavement. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, plot, privacy and further potential. NOTE: Picture 9 shows a draft plan, which highlights within the red line, a guide of the boundary for 1 The Cottages. We believe 2 The Cottages to have a right of access from Leonard Street into the part highlighted in blue. The plan is for illustration purposes only and W&B advise that any prospective purchaser/s undertake further investigations with a conveyancer prior to purchase.

### Situation

This home is just a short walk away from the town centre. Leek town centre benefits from many traditional shops, antique shops and public houses. Various supermarkets and close to schools.





**Living Room** 11' 6" x 12' 0" (3.50m x 3.67m) max measurements

UPVC double glazed door to the front elevation, UPVC double glazed window to the front elevation, radiator, stairs to the first floor, UPVC double glazed window to the rear elevation.

**Kitchen** 10' 0" x 6' 3" (3.04m x 1.91m)

Range of fitted oak bespoke units to the base and eye level, quartz style worksurface, stainless steel sink with mixer tap, radiator, Smeg cooker, extractor fan, UPVC double glazed window to the side elevation, inset down lights, cupboard housing washing machine, integral fridge, integral dishwasher.

**First Floor**

**Landing**

Loft access.

**Bathroom** 5' 1" x 8' 7" (1.56m x 2.62m)

The bathroom comprises of a panel bath with shower over and shower screen, low level WC, pedestal wash hand basin and gas fired boiler which is under manufacturers warranty. UPVC double glazed window to the front elevation.

**Bedroom One** 11' 8" x 8' 11" (3.55m x 2.72m) max measurements

Radiator, UPVC double glazed window to the front elevation, UPVC double glazed window to the rear elevation, fitted wardrobe.

**Externally**

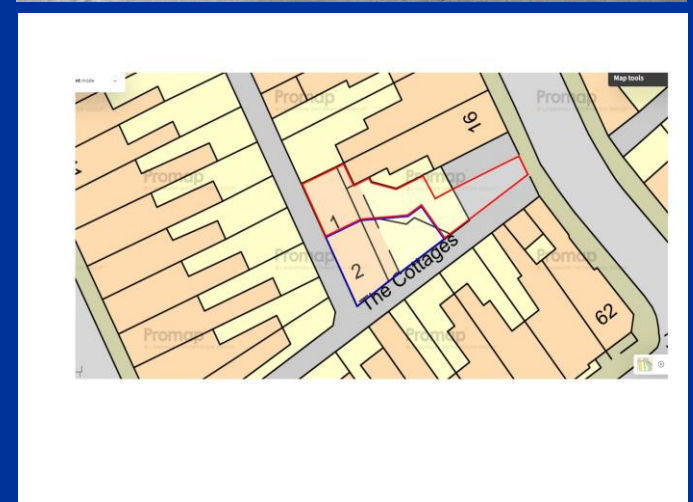
Quarry tiled covered porch leading to the tarmacadam driveway which extends to the gates and then beyond to the pavement



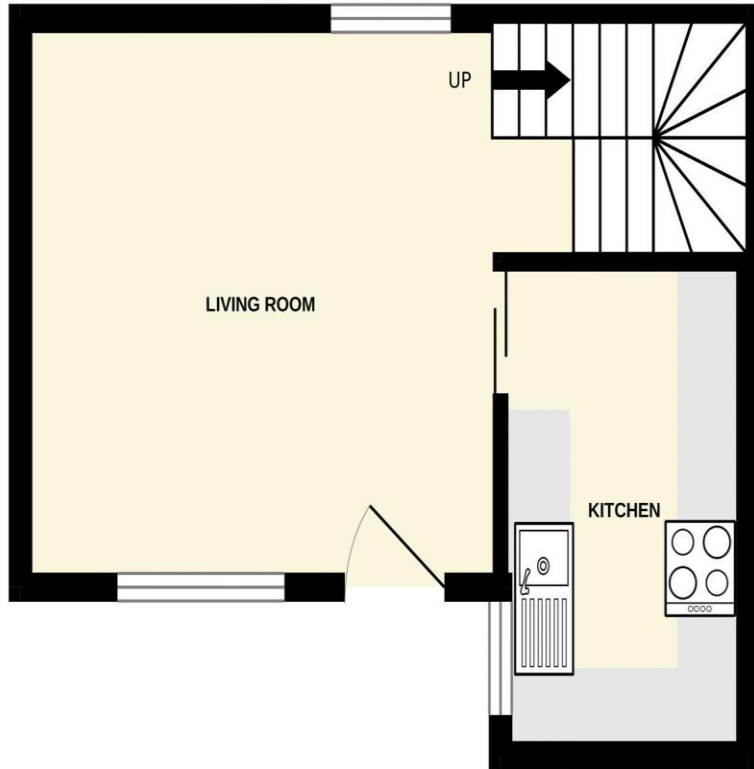
Note:  
Council Tax Band: A

EPC Rating: D

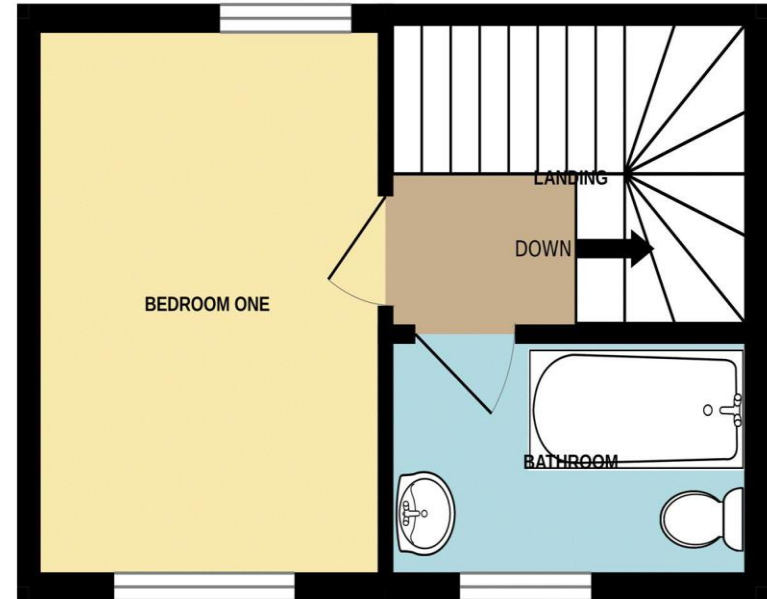
Tenure: believed to be Freehold



## GROUND FLOOR



## 1ST FLOOR



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

From our Derby Street, Leek, offices proceed out of the town on the A53 and immediately after Farmfoods take the left hand turning onto Leonard Street. Continue towards the end of Leonard Street and the cottage is set back from the road on the right hand side and can be identified via a Whittaker and Biggs for sale board.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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