



Portland Street, Leek, ST13 6LA.  
OIRO £129,950

Whittaker <sup>Est. 1930</sup>  
& Biggs



# Portland Street,

Leek, ST13 6LA.

This recently renovated two bedroom mid terrace property is ideally situated on the outskirts of Leek Market Town.

The living room can be found at the front of the property followed by the kitchen diner beyond. The contemporary bathroom is located to the rear of the ground floor.

The modern kitchen is equipped with an integral Lamona ceramic hob, integral Lamona electric fan assisted oven and has space and plumbing for both a washing machine and a fridge freezer.

To the first floor there are two well proportioned bedrooms with bedroom one benefitting from built in storage over the stairs.

Externally, the rear courtyard is laid to stone flagging for ease of maintenance and has gated access to the rear.

Selling with NO UPPER CHAIN, a viewing is highly recommended to appreciate this home with its renovated finish and convenient location.



## Ground Floor

### Living Room 10' 6" x 10' 4" (3.19m x 3.16m)

Composite double glazed door to the frontage, UPVC double glazed window to the frontage, radiator, meter cupboard, tiled floor.

### Kitchen/Diner 12' 3" x 10' 3" (3.73m x 3.12m)

UPVC double glazed window to the rear, range of units to the base and eye level, integral Lamona gas hob, integral Lamona electric fan assisted oven, extractor hood, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, space for table and chairs, radiator, tiled floor, stairs to the first floor.

### Rear Hall 3' 11" x 3' 1" (1.20m x 0.94m)

UPVC double glazed door to the side aspect, tiled floor, wall mounted Vaillant combi boiler, storage cupboard.

### Bathroom 7' 5" x 3' 11" (2.25m x 1.20m)

UPVC double glazed window to the side aspect, panel bath, chrome taps, shower over, chrome wall mounted taps, pedestal wash hand basin, chrome taps, low level WC, chrome ladder towel rail, fully tiled, tiled floor.

## First Floor

### Bedroom One 10' 7" x 10' 6" (3.23m x 3.19m)

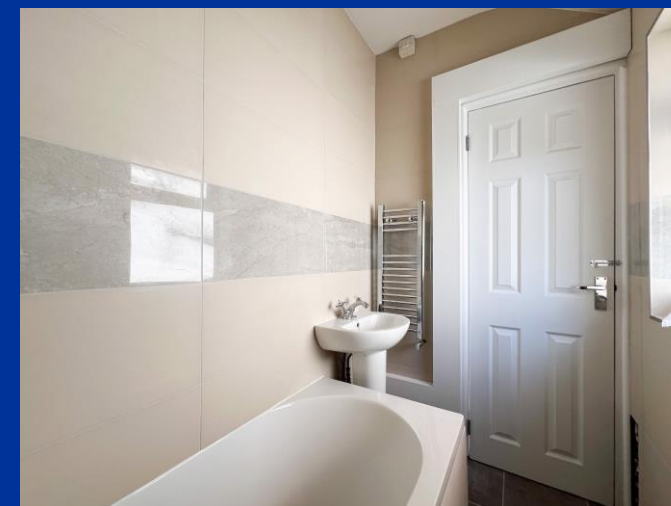
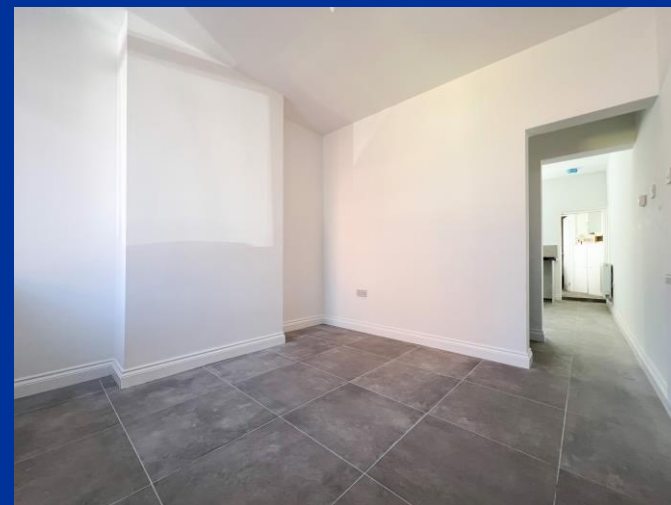
UPVC double glazed window to the frontage, radiator, over stairs storage.

### Bedroom Two 12' 6" x 10' 4" (3.80m x 3.15m)

UPVC double glazed window to the rear, radiator.

### Externally

Paved courtyard, brick outbuilding, wall boundary, gated access to the rear.

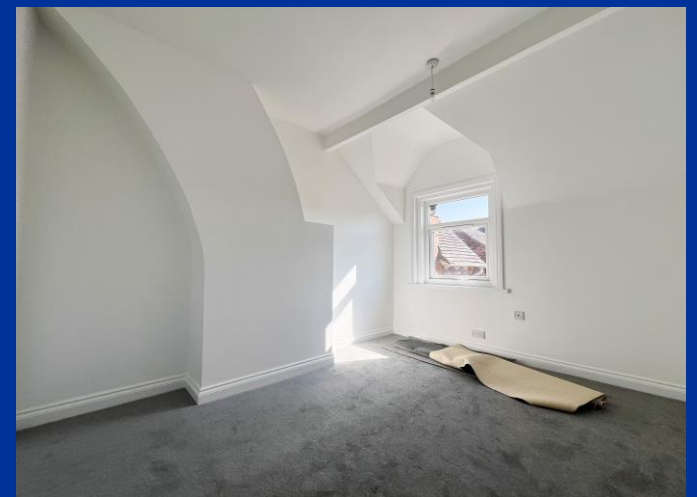


Note:

Council Tax Band: A

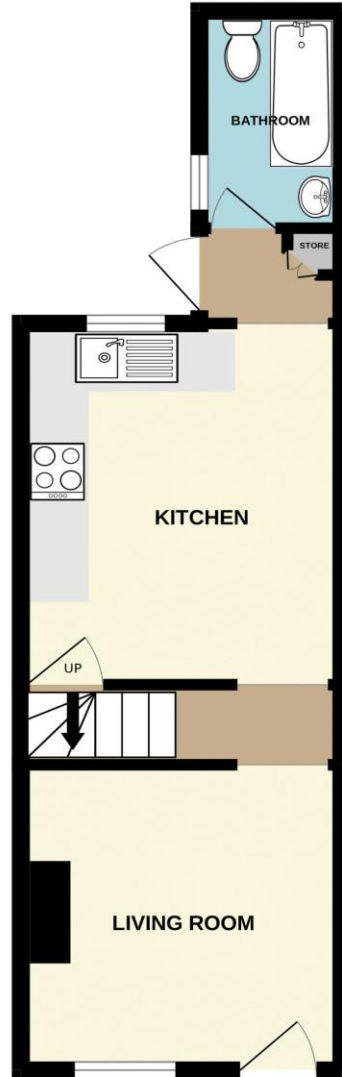
EPC Rating: TBC

Tenure: Believed to be Freehold

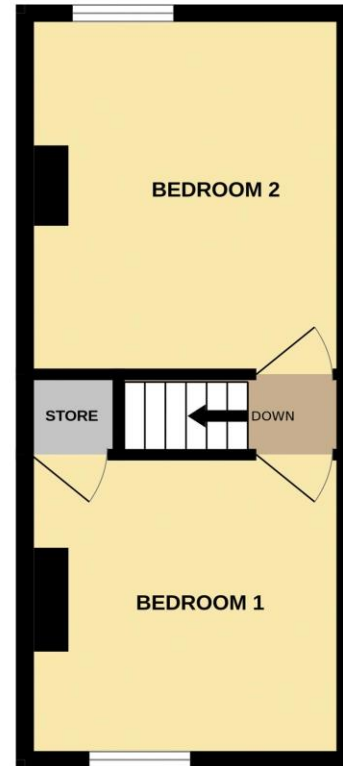




GROUND FLOOR



1ST FLOOR





## Directions

From our Derby Street Leek office take the A523 Ashbourne Road out of the town, follow this road and take the third turning left into Portland Street where the property is situated on the right hand side identifiable by a Whittaker & Biggs for sale board.

## Situation

This property is ideally situated within easy walking distance of the busy market town of Leek. The town provides many traditional shops, public houses and antique shops, along with various supermarkets to include Morrisons and Sainsbury's.

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45-49 Derby Street  
Leek  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

Staffordshire

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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