



John Street, Leek, ST13 8BL.  
OIRO £215,000

Whittaker  
& Biggs Est. 1930



# John Street, Leek, ST13 8BL.

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this deceptively spacious, end of terrace, four bedroom property which has been extended to include an integral garage.

Located in a sought after area, the home is within walking distance of Leek market town and local amenities.

The living space is comprised of a porch, integral garage, dining room, sitting room and kitchen to the ground floor.

To the second floor are three double bedrooms and a large family bathroom, whilst to the second floor is a fourth bedroom which is accessed via bedroom three.

Additionally, there is a cellar and outbuildings that include a boiler room, WC and store.

Externally to the rear the property has a low maintenance block paved courtyard and has gated rear access.

Selling with NO CHAIN, this ideal family home has an abundance of potential.

A viewing is highly recommended to appreciate this home's position, large living space and integral garage.





## Ground Floor

**Porch** 11' 9" x 4' 11" (3.57m x 1.49m) Max measurement  
Wood double glazed door to the frontage, wood double glazed window to the side aspect, electric radiator, tiled floor, built in storage cupboard, pedestrian garage door.

**Dining Room** 12' 4" x 10' 4" (3.75m x 3.15m)  
Max measurement  
Wood double glazed door to the frontage, UPVC double glazed window to the frontage, radiator, electric fire, brick surround.

**Sitting Room** 15' 6" x 14' 1" (4.73m x 4.30m)  
Max measurement  
UPVC double glazed window to the rear, radiator, electric fire, stairs down to the cellar.

**Kitchen** 11' 7" x 8' 1" (3.53m x 2.47m)  
Max measurement  
UPVC double glazed door to the side aspect, UPVC double glazed bay window to the side aspect, base and wall units, stainless steel sink and drainer, chrome taps, space for a free standing cooker, space for a free standing fridge freezer, extractor hood.

**Integral Garage** 24' 5" x 14' 2" (7.43m x 4.31m)  
Max measurement  
Electric roller door, wood double glazed window to the side aspect, light and power, sink with cold water tap, plumbing for a washing machine.

## First Floor

**Bedroom One** 23' 7" x 14' 3" (7.18m x 4.34m)  
Max measurement  
UPVC double glazed window to the frontage, wood double glazed window to the rear, radiator.

**Bedroom Two** 12' 3" x 10' 6" (3.73m x 3.21m)  
Max measurement  
UPVC double glazed window to the frontage, radiator.

**Bedroom Three** 12' 4" x 11' 4" (3.76m x 3.46m)  
UPVC double glazed window to the rear, radiator, built in wardrobes, stairs to the second floor.

**Bathroom** 14' 2" x 6' 9" (4.33m x 2.07m)  
Max measurement  
2 x UPVC double glazed windows to the side aspect, corner bath, chrome taps, electric Triton shower over, pedestal wash hand basin, chrome taps, low level WC, radiator, airing cupboard housing hot and cold water tanks.

## Second Floor

**Bedroom Four** 17' 8" x 12' 4" (5.39m x 3.76m)  
Max measurement  
Aluminium double glazed window to the rear, electric radiator.

**Cellar** 13' 2" x 11' 8" (4.01m x 3.56m)  
Max measurement  
Power and light.

**Externally**  
To the rear, block paved courtyard, walled boundary, gated access.  
Outbuildings: Boiler room, WC, store.





Note:

Council Tax Band: B

EPC Rating: TBC

Tenure: Believed to be Freehold











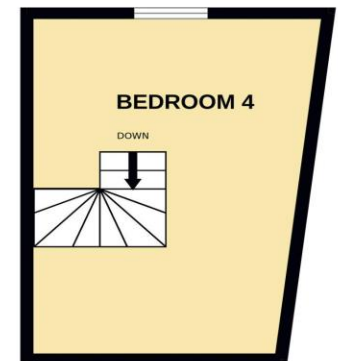
GROUND FLOOR



1ST FLOOR

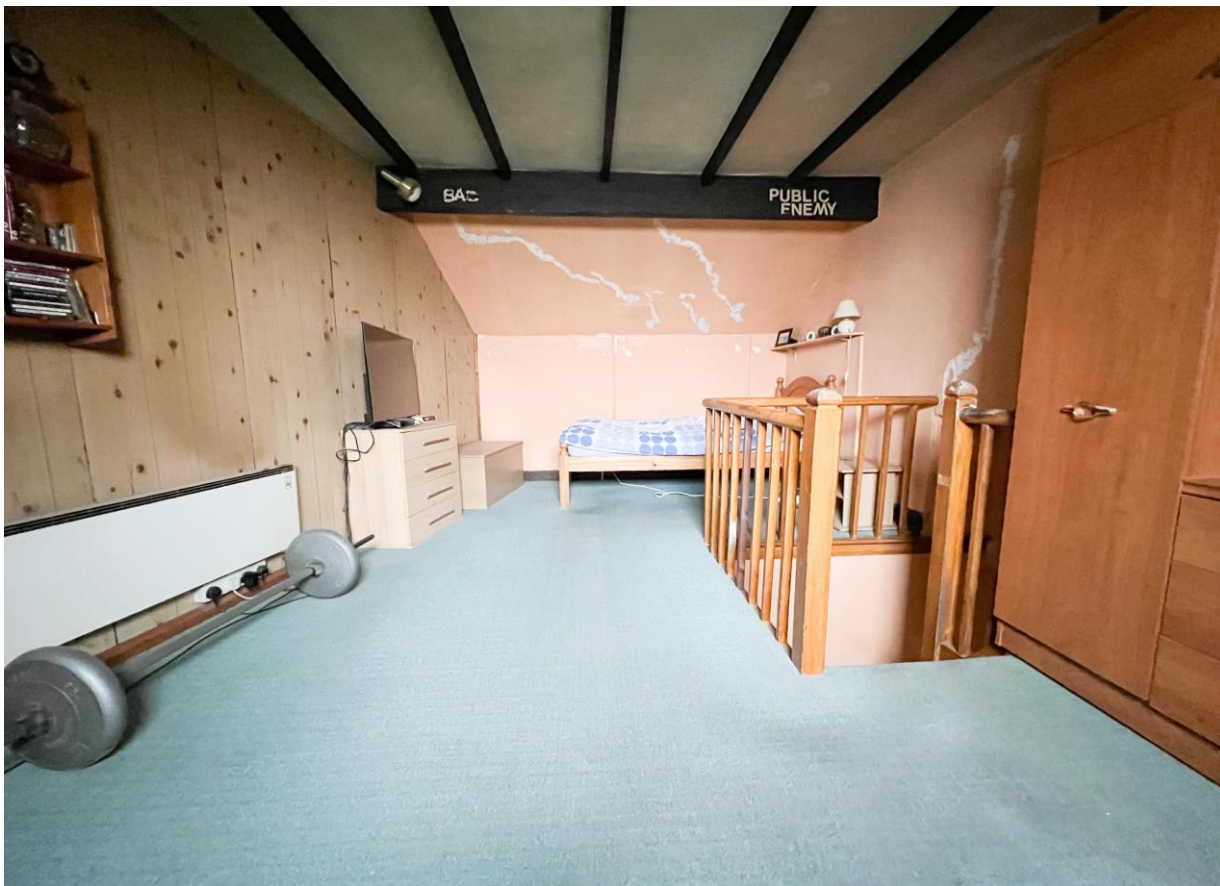


2ND FLOOR



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 along Haywood Street. At the traffic lights continue straight ahead. Follow this road taking the second turning right into Cruso Street. Following this road taking the first turning right into John Street and the property is situated on the left hand side identifiable by the agents For Sale board.

## Situation

This deceptively spacious family home is situated to the West End of the town being within walking distance of all the Westwood Schools in particular St. Mary's Primary School. Also ideal for the town which benefits from many amenities.

**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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