



King Street, Leek, ST13 5NW.
OIEO £285,000

Whittaker
& Biggs Est. 1930

King Street, Leek, ST13 5NW.

Whittaker & Biggs are delighted to offer to the market this mid terrace, four bedroom property with accommodation spread over three floors with a cellar below. The home is located in a traditional street in a quiet, but central location.

Living space is comprised of a hallway, sitting room, dining room, kitchen and utility/WC to the ground floor whilst to the first floor there are two bedrooms and a bathroom. The second floor houses two further bedrooms with the landing area currently being utilised as a study/office area.

The kitchen is equipped with a gas hob, electric fan assisted oven, integral fridge freezer and dish washer. The concealed Baxi combi boiler is located in the kitchen which has a useful utility/WC beyond.

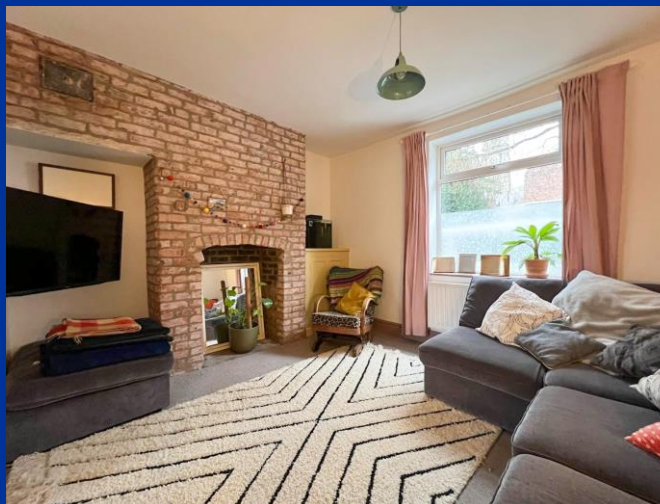
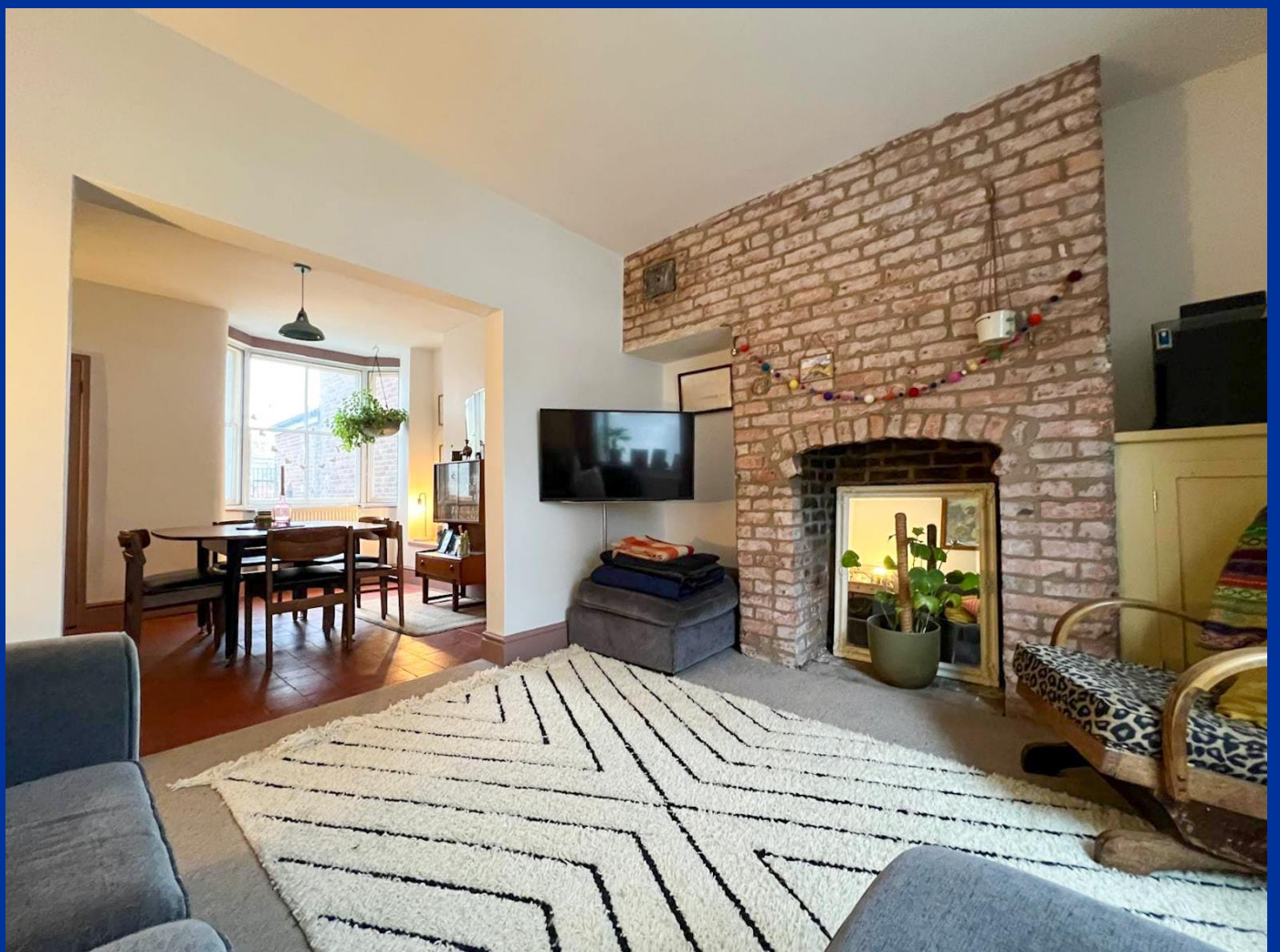
A traditional style free standing, double ended slipper bath and a separate shower enclosure with rainfall shower head can be found in the sizable first floor bathroom.

All four bedrooms are well-proportioned and benefit from built in storage.

Externally to the rear, there is a paved courtyard with gated access leading to the garden that is mainly laid to lawn with a decked area.

A viewing is highly recommended to appreciate this home's versatile living space, large rear garden and convenient location.

Call Whittaker & Bigg's today to book a viewing on 01538 372006.



Cellar 16' 5" x 10' 10" (5.00m x 3.29m)

Ground Floor

Hall 14' 6" x 3' 2" (4.42m x 0.96m)

Composite door to the frontage with transom window, radiator, stairs to the first floor.

Sitting Room 13' 3" x 10' 10" (4.05m x 3.29m)

UPVC double glazed window to the frontage, exposed brick chimney breast, radiator, built in storage cupboard.

Dining Room 13' 4" x 9' 8" (4.06m x 2.94m)

Wood glazed sash bay window with secondary glazing to the rear, radiator, built in storage, tiled floor.

Kitchen 13' 3" x 7' 7" (4.03m x 2.31m)

UPVC double glazed window to the side aspect, UPVC double glazed door to the side aspect, units to the base and eye level, four ring gas hob, electric fan assisted oven, extractor hood, integral fridge freezer, stainless steel sink and a half with drainer, chrome mixer tap, filtered water tap, integral dishwasher, concealed gas fired Baxi combi boiler, stairs to the cellar.

Utility/WC 7' 10" x 6' 11" (2.39m x 2.12m)

UPVC double glazed window to the rear, base units, marble worktop, ceramic butler's sink, chrome mixer tap with spray attachment, storage for washing machine and tumble dryer, low level WC, radiator.

First Floor

Landing 10' 1" x 5' 6" (3.07m x 1.67m)

Stairs to the second floor.

Bathroom 13' 8" x 7' 5" (4.16m x 2.25m)

UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, free standing double ended slipper bath, chrome telephone style mixer tap and shower attachment, shower enclosure, chrome fittings, rainfall shower head, pedestal wash hand basin, chrome taps, low level WC, radiator, loft hatch.

Bedroom One 12' 7" x 11' 3" (3.84m x 3.44m)

UPVC double glazed window to the frontage, radiator, built in storage cupboards.

Bedroom Two 11' 3" x 10' 0" (3.42m x 3.04m)

UPVC double glazed window to the rear, radiator, built in storage.

Second Floor

Landing 11' 11" x 5' 5" (3.64m x 1.66m)

Currently used as a study/office space.

Bedroom Three 16' 10" x 9' 6" (5.13m x 2.90m)

UPVC double glazed window to the rear, radiator, built in storage.

Bedroom Four 11' 10" x 9' 5" (3.61m x 2.88m)

UPVC double glazed window to the frontage, radiator, built in storage.

Externally

To the rear, paved courtyard, enclosed with gated access. Beyond the courtyard, garden with area laid to lawn, decked area, hedge and fence boundary, timber shed.



Note:

Council Tax Band: A

EPC Rating: TBC

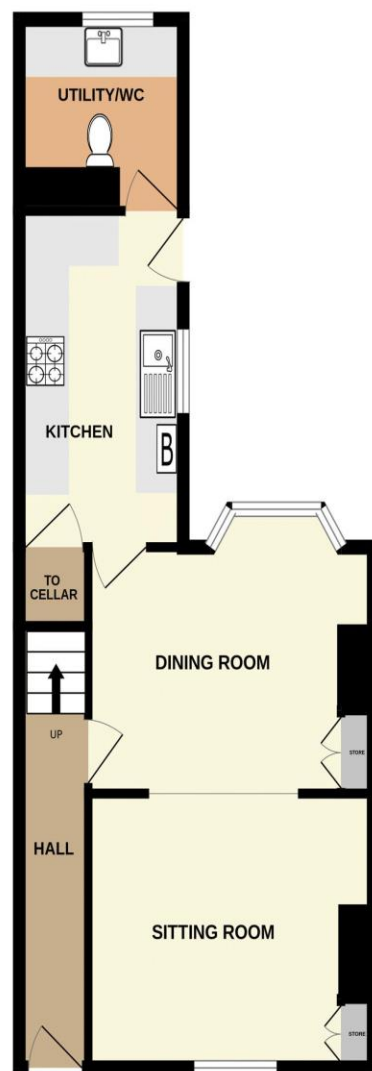
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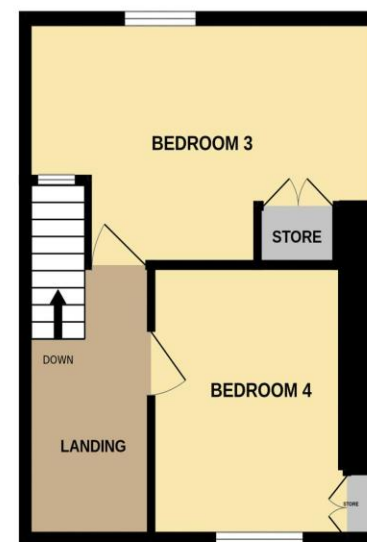
GROUND FLOOR



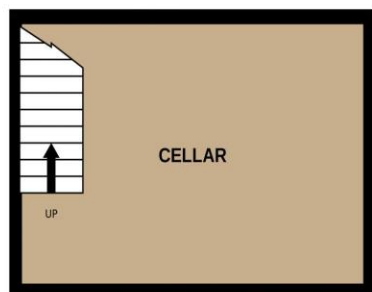
1ST FLOOR



2ND FLOOR



CELLAR



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 taking the first left into King Street, where the property is situated on the right hand side.

Situation

King Street is a traditional street in a quiet, but central location. The town centre is only a short walk away. Offering good commuting links out of the town into Cheshire, Derbyshire and towards The Potteries. Within the catchment for all Leek Schools.

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

Staffordshire

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**