



5 Chorley Street, Leek, Staffordshire, ST13 5EW

Offers In Excess Of £125,000

- No onward chain – ideal for a straightforward purchase
- Contemporary kitchen with a modern, stylish finish
- Combi boiler providing efficient central heating and hot water
- Mid-terraced property offering well-presented and practical accommodation
- Contemporary bathroom providing modern fixtures and fittings
- Walking distance to Leek Market Town, with its range of shops, cafés, restaurants and amenities
- Two bedrooms, making it an excellent choice for first-time buyers or investors
- Double glazing throughout for added comfort and efficiency
- Conveniently located close to local amenities, making everyday essentials easily accessible

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this mid-terraced house, presenting an excellent opportunity for first-time buyers and investors alike. With no onward chain, the property offers a straightforward purchase process, making it an attractive option for those looking to settle in this vibrant market town.

The house features two well-proportioned bedrooms, providing ample space for comfortable living. The contemporary bathroom and kitchen are designed with modern aesthetics in mind, ensuring that both functionality and style are at the forefront of this home. The layout is practical, with a welcoming reception room that serves as a perfect space for relaxation or entertaining guests.



Council Tax Band: A



Ground Floor

Sitting Room

12'0" x 11'8"

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

Breakfast Kitchen

11'6" x 8'9"

UPVC double glazed window to the rear, units to the base and eye level, breakfast bar, cooker point, extractor hood, composite sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, stairs to the first floor.

Rear Hall

4'0" x 3'2"

UPVC double glazed door to the side aspect, cupboard housing the Ideal combi boiler.

Bathroom

6'2" x 5'5"

UPVC double glazed window to the side aspect, panel bath, chrome taps, shower over, chrome fittings, glass shower panel, pedestal wash hand basin, chrome taps, low level WC, radiator.

First Floor

Bedroom One

12'1" x 11'11"

UPVC double glazed window to the frontage, ornamental fireplace, radiator.

Bedroom Two

9'0" x 8'10"

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

Externally

To the rear, paved courtyard, gated access to the side passage.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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 misstatement. 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. Made with Roomapoint 02/2024

Directions

Viewings

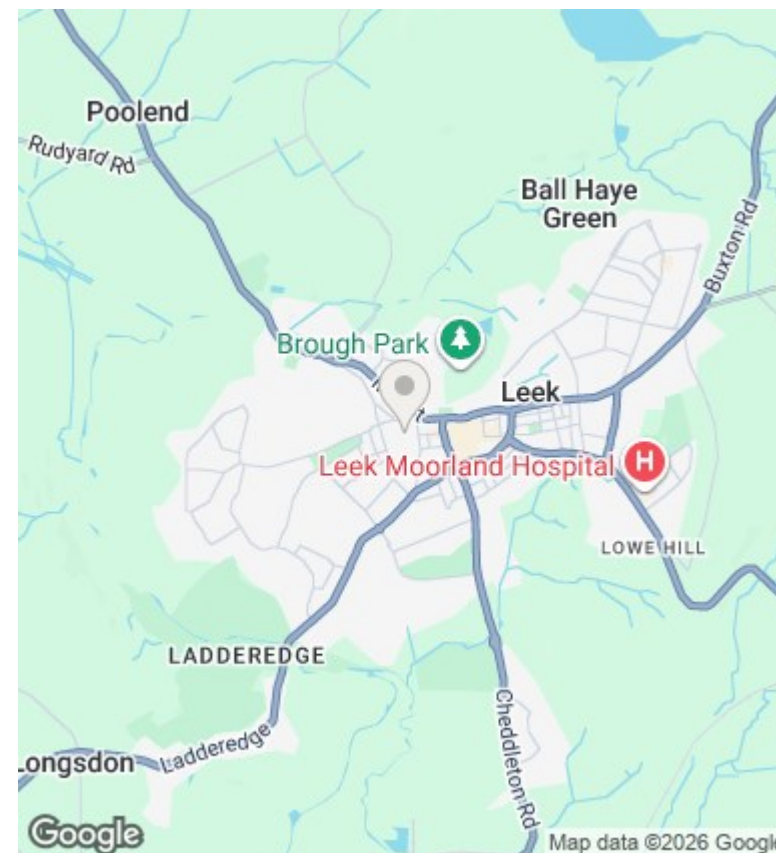
Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

A

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC