



**King Street, Leek ST13 5NW**

**welcome to**

**King Street, Leek**

This property represents exceptional value and would make an ideal purchase for first-time buyers, growing families, or those seeking a project with long-term potential and accessibility to all the amenities Leek has to offer - an excellent advantage for those wanting to walk to shops and cafes.



### Entrance Hall

14' 8" x 3' 2" ( 4.47m x 0.97m )

The property is entered via a welcoming hallway featuring lino flooring. Although narrow, the halls character and height give it a cosy and traditional feel, leading into the main reception areas and showcasing the property's original proportions and period character.

### Lounge

25' x 11' 11" ( 7.62m x 3.63m )

This comfortable lounge features a front-facing window, complemented by carpeted flooring, radiator for year-round warmth, forming a comfortable living space that opens seamlessly into the dining room creating a sociable and open-plan layout. The dining area also features carpeted flooring, a radiator and patio doors leading to the rear garden creating a bright and airy feel while providing access to the outdoor space - perfect for family gatherings and entertaining.

### Kitchen

7' 8" x 10' 4" ( 2.34m x 3.15m )

The galley-style kitchen is well-appointed with units to both sides, providing ample storage and workspace. It features a four-ring gas hob, sink and a practical mix of high and low cupboards. Two side windows fill the space with light, while a door leads through to the cloakroom and provides access to the cellar.

### Cloakroom

7' 5" x 8' 1" ( 2.26m x 2.46m )

Accessible directly from the kitchen, the useful rear space houses the boiler, includes a convenient WC, and offers room for a freestanding fridge, making it a useful and functional space, providing excellent potential to be used as a boot room, laundry space, or pantry style storage area.

### Cellar / Workshop

10' 11" x 13' 2" ( 3.33m x 4.01m )

Located on the lower floor, the cellar has been thoughtfully utilised as a workshop area. Well

equipped with power, lighting and a radiator, it offers a practical space for hobbies, DIY projects, or additional storage, while retaining good head height and flexibility of use.

### Bedroom One

13' 3" x 10' 2" ( 4.04m x 3.10m )

This generous double bedroom offers space and comfort, featuring soft carpet flooring, a radiator, and a front-facing window. Fitted storage ensures efficient use of space, making the most of the rooms proportions while maintaining a clean and welcoming bedroom.

### Bedroom Two

11' 3" x 11' 4" ( 3.43m x 3.45m )

A further well-sized bedroom with carpeted flooring and radiator for year-round comfort. A rear-facing window overlooks the garden, allowing in natural light and offering a pleasant, comforting and quiet space.

### Bathroom

The spacious bathroom includes tiled flooring, a full suite including a WC, sink and basin, bidet, a generous bath and separate power shower, Dual windows to the rear and side allow for plenty of natural light and ventilation, enhancing the room's bright and airy feel.

### Bedroom Three

11' 5" x 9' 5" ( 3.48m x 2.87m )

Located at the top of the house, this room includes a radiator and window to the rear offering peaceful garden views, ideal as a retreat, study or creative space.

### Bedroom Four

17' x 12' ( 5.18m x 3.66m )

Also on the top floor, this bedroom features laminate flooring, a radiator and a window to the front creating a bright and comfortable space, with potential to personalise to suit any buyers needs.

### Outside

The outside area to the front offers convenient on-street parking, providing close access and practicality. At the rear, the garden extends beautifully, with a mix of lawn, mature planting and a composite decked seating area. There is a garden shed, a pond and shared access to the rear boundary, making the outdoor space private yet practical. The garden offers both relaxation and scope for improvement - ideal for those who enjoy gardening or entertaining outdoors.



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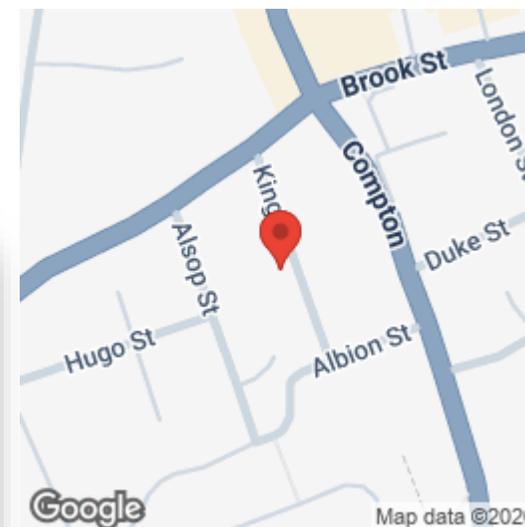
## welcome to King Street, Leek

- Four-storey period home with cellar and top-floor bedrooms
- Offered with no upward chain - ready for immediate purchase
- Council Tax Band A

- Versatile layout with lounge/dining room and workshop area
- Enclosed rear garden with composite decking, pond and shed

*Tenure: Freehold EPC Rating: D  
Council Tax Band: A*

# £250,000



Please note the marker reflects the postcode not the actual property

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