



19 Broad Street, Leek, Staffordshire, ST13 5NR

Offers Over £165,000

- Spacious three-bedroom home arranged over three floors
- Three well-proportioned bedrooms across the upper floors
- Enclosed rear courtyard offering low-maintenance outdoor space
- Council tax band A
- Breakfast kitchen with ample space for everyday dining
- First floor shower room and second floor family bathroom
- Conveniently located close to local shops, schools and amenities
- Separate sitting room with plenty of natural light
- Useful cellar, accessed via steps from the rear courtyard
- An excellent opportunity for first-time buyers, families or investors

19 Broad Street, Leek ST13 5NR

Whittaker & Biggs would like to welcome you to this end-terrace house on Broad Street. Arranged over three floors, this three-bedroom home is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests, followed the breakfast kitchen with access to the garden. The property boasts three well-proportioned bedrooms, ensuring ample room for everyone. The first floor features a modern shower room, while the second floor is home to a family bathroom, both designed with practicality in mind.

One of the standout features of this property is the useful cellar, which can be accessed via steps from the rear courtyard. This additional space is perfect for storage or could be transformed into a hobby area, adding to the home's versatility. The enclosed rear courtyard offers a private outdoor space, ideal for enjoying a



Council Tax Band: A



Ground Floor

Sitting Room

12'3" x 12'0"

UPVC double glazed door with transom window to the frontage, UPVC double glazed window to the frontage, electric fire with mantel and tiled hearth.

Breakfast Kitchen

12'3" x 12'3"

UPVC double glazed door with transom window to the rear, wood glazed window with secondary glazing to the rear, stairs to the first floor, units to the base and eye level, Lamona four ring gas hob, Lamona electric fan assisted oven, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a table and chairs, radiator, cupboard housing the Main combi boiler.

First Floor

Landing

Stairs to the second floor.

Bedroom One

12'2" x 12'0"

Two UPVC double glazed windows to the frontage, radiator.

Shower Room

6'7" x 5'4"

Shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator, tiled floor, extractor fan.

Bedroom Three

9'1" x 5'11"

UPVC double glazed window to the rear, radiator.

Second Floor

Bedroom Two

11'11" x 9'11"

Double glazed window to the frontage, radiator, ceiling spotlights.

Bathroom

8'6" x 6'3"

UPVC double glazed window to the rear, panel bath, chrome mixer tap, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator.

Cellar

12'7" x 12'2" & 12'6" x 6'2"

Two storage rooms. Boarded up staircase, light.

Externally

To the rear, paved courtyard, fence boundary, steps down to the cellar.

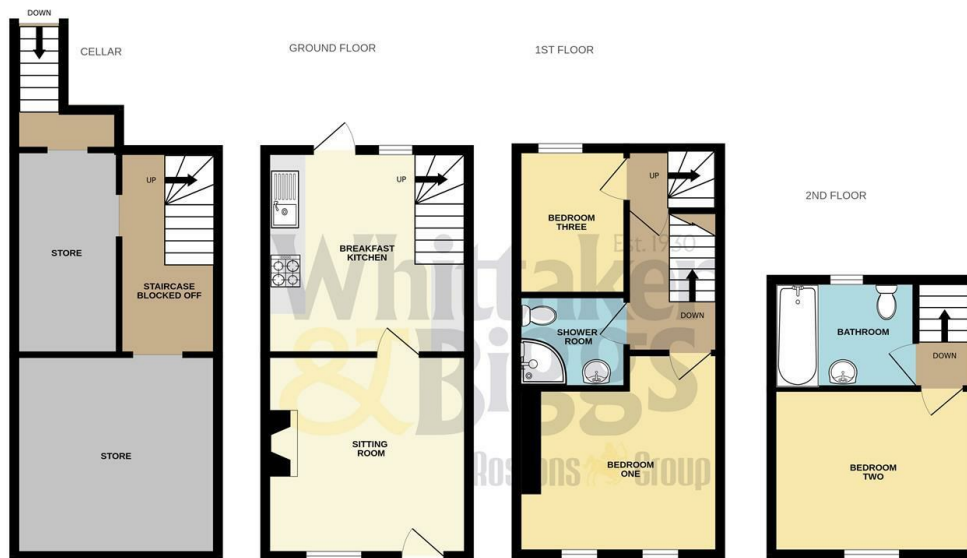
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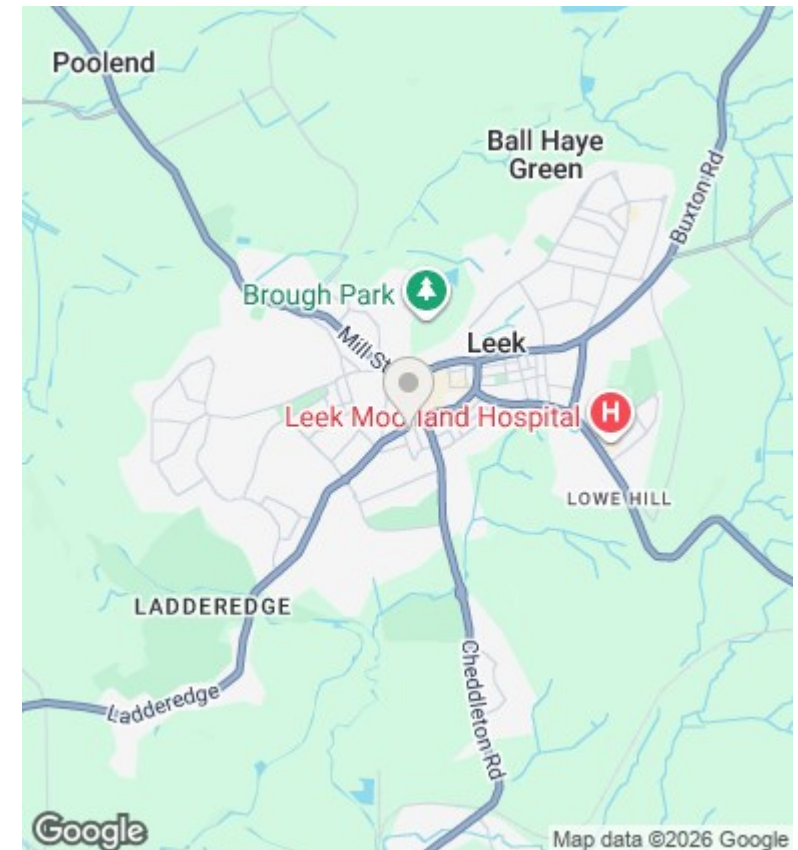
relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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 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

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(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		