



11 Picton Street, Leek, Staffordshire, ST13 8AU

Offers In The Region Of £135,000

- Mid terraced property situated on a popular road
- Ground floor bathroom
- Gas fired combi boiler
- 2 reception rooms
- First floor en-suite shower room
- Rear garden
- 2 bedrooms
- Fully double glazed
- NO CHAIN!

11 Picton Street, Leek ST13 8AU

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this mid-terraced house, built in 1910. With two inviting reception rooms, this home provides ample space for relaxation and entertaining. The ground floor bathroom and first floor en-suite shower room add to the practicality of the layout, making it ideal for families or those who enjoy hosting guests.

The property boasts two well-proportioned bedrooms, ensuring comfort and privacy for all occupants. Natural light floods the interiors, thanks to the double glazing throughout, creating a warm and welcoming atmosphere. The gas-fired combi boiler ensures efficient heating, making this home cosy during the colder months.



Council Tax Band: A



Ground Floor

Reception Two

12'5" x 11'5"

UPVC door to the frontage with transom window above, UPVC double glazed window to the frontage electric fire, marble effect hearth and surround, wood mantle, meter cupboard, radiator.

Reception One

12'5" x 11'10"

UPVC double glazed window to the rear, radiator, understairs storage, stairs to the first floor.

Kitchen

14'7" x 6'1"

UPVC double glazed door to the side aspect, two UPVC double glazed windows to the side aspect, units to the base and eye level, cooker point, space and plumbing for a dishwasher, breakfast bar, radiator,

Rear Hall

5'10" x 2'5"

Storage cupboard, UPVC double glazed window to the side aspect, space and plumbing for a washing machine.

Bathroom

7'3" x 5'6"

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, handheld shower attachment, vanity wash hand basin, chrome mixer tap, low level WC, radiator, fully tiled.

First Floor

Bedroom One

12'5" x 12'0"

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

En-suite Shower Room

10'4" x 5'10"

UPVC double glazed window to the rear, walk in shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, low level WC, airing cupboard housing the Worcester combi boiler, radiator, fully tiled.

Bedroom Two

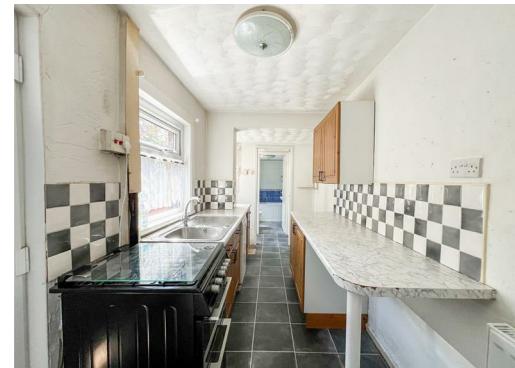
12'5" x 11'5"

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

Externally

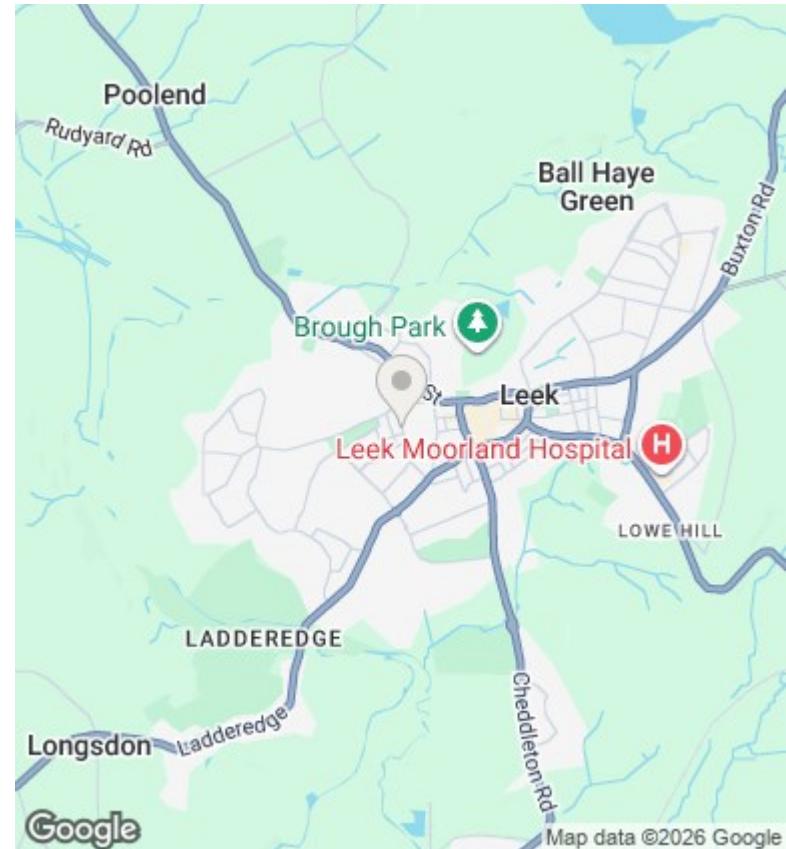
To the rear, paved courtyard, area laid to lawn, mature trees and shrubs, wall boundary, gated access to the side.







Whilst every effort 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 architect and surveyor accept no responsibility for any inaccuracies contained within this plan and no guarantee is given 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	77
(81-91)	B	68
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC