Whittaker & Biggs Est. 1930
Rostons Group







58 Selborne Road, Leek, ST13 5PL

Asking Price £135,000

- Cash Purchasers Only – Structural Survey Identifies Ongoing Subsidence
- Semi-detached family home occupying a substantial plot with excellent outdoor space
- Generous south-east facing rear garden, ideal for enjoying the morning and afternoon sun
- Private driveway providing off-road parking
- Well-proportioned accommodation comprising three bedrooms
- Features two reception rooms, offering flexible living and entertaining space
- Benefitting from the addition of solar panels, helping to improve energy efficiency and reduce running costs
- Presents an excellent opportunity to modernise and put your own stamp on the property
- Significant potential to add value through cosmetic improvements and updating

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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CASH PURCHASERS ONLY – A recent structural survey has identified progressive subsidence, with the surveyor concluding that structural movement is ongoing and further investigation and remedial works are likely to be required.

Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this semi-detached house. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for family living or entertaining guests. The bathroom is conveniently located, ensuring comfort and practicality for everyday use.

One of the standout features of this home is the generous south-east facing rear garden, perfect for enjoying sunny afternoons or hosting summer barbecues. The private driveway adds to the convenience, providing off-road parking for your vehicles.

3 1 2 A

Council Tax Band: B





Location

Selborne Road enjoys a convenient position within a well-established residential area of Leek, a charming market town nestled in the heart of the Staffordshire Moorlands. The property benefits from easy access to local schools, shops, supermarkets and leisure facilities, while the town centre is within easy reach. Surrounded by beautiful countryside and within close proximity to the Peak District National Park, the location offers town convenience and outdoor living, making it ideal for families, professionals and retirees alike.

Ground Floor

Hall

12'4" x 5'10"

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect, stairs to the first floor, radiator, meter cupboard.

Sitting Room

12'7" x 12'3" not into bay window

UPVC double glazed bay window to the frontage, radiator, gas fire, tiled hearth with stone surround.

Dining Room

11'10" x 10'10"

UPVC double glazed door to the rear, UPVC double glazed picture window to the rear, radiator, wall mounted gas fire.

Kitchen

8'0" x 7'6"

Wood glazed door to the side aspect, UPVC double glazed window to the rear, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, five ring gas hob, Candy electric fan assisted oven, integral under counter fridge, understairs storage cupboard, pantry.

First Floor

Landing

9'7" x 6'5"

UPVC double glazed window to the side aspect, loft hatch.

Bathroom

6'5" x 5'1"

UPVC double glazed window to the rear, panel bath, chrome telephone style mixer tap with handheld shower attachment, glass shower screen, pedestal wash hand basin, chrome taps, low level WC, radiator, fully tiled.

Bedroom One

12'1" x 10'8"

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

Bedroom Two

12'3" x 12'2" max measurement

UPVC double glazed window to the frontage, radiator.

Bedroom Three

7'10" x 7'10"

UPVC double glazed window to the frontage, radiator.

Loft

Boarded, pull-down-ladder, light, housing the gas fired combi boiler.

Externally

To the frontage, tarmacadam driveway with fold-down bollard, hedge and wall boundary, gravelled area, mature shrubs, access to the rear.

To the rear, two brick outbuildings with power, WC with power, tiered garden, area laid to lawn, fence boundary, well-stocked borders, mature shrubs.

Solar Panels

The property benefits from solar panels supplied and installed by A Shade Greener in July 2015. The panels are not rented, with the electricity generated available for the occupier's use during daylight hours.

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.

AI Image Enhancement Disclaimer

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Important Notice – Cash Purchasers Only

A recent structural survey has identified evidence of progressive subsidence, with the surveyor concluding that movement is ongoing. As a result, the property is being marketed to cash purchasers only. Prospective purchasers should be aware that further investigation and remedial works are likely to be required and are advised to undertake their own independent structural investigations prior to purchase. A copy of the structural survey is available upon request.





















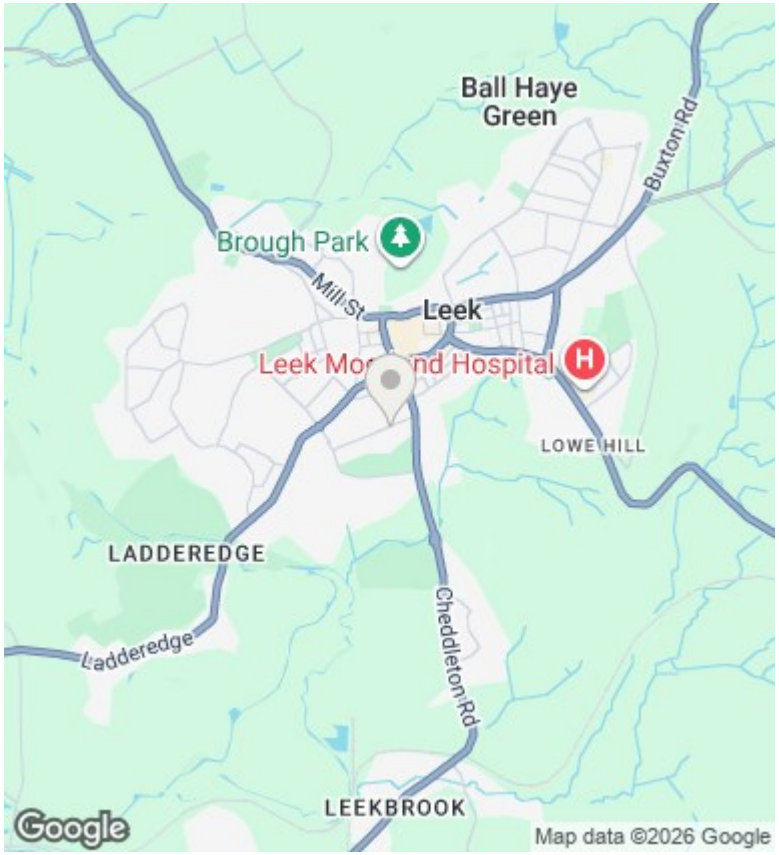

Directions

Viewings

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

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B

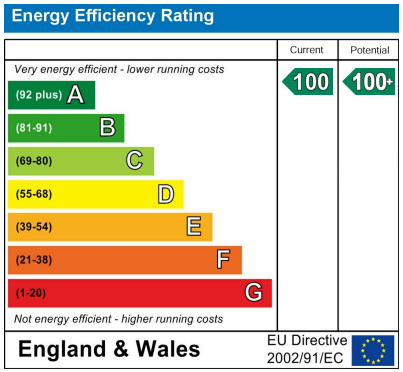

Photo Editing Disclaimer:
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