Whittaker & Biggs
Est. 1930
Rostons Group







14 Picton Street, Leek, ST13 8AX

Asking Price £139,950

- Beautifully presented mid-terraced property, ideal for first-time buyers or investors.
- Open-plan kitchen and dining room, perfect for modern living and entertaining.
- Impressive rear garden predominantly laid to lawn.
- Situated within easy walking distance of Leek town centre and local amenities.
- Two well-proportioned bedrooms offering comfortable accommodation.
- Generous outdoor space with excellent potential for entertaining and gardening.
- Spacious and welcoming living room to the front aspect.
- Contemporary family bathroom fitted with modern fixtures and fittings.
- Gas central heating throughout for year-round comfort.

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

14 Picton Street, Leek ST13 8AX

Situated on Picton Street, within easy walking distance of Leek town centre, this beautifully presented two-bedroom terraced property offers an excellent opportunity for first-time buyers and buy-to-let investors alike. Maintained to a superb standard throughout, the property combines comfortable living accommodation with a generous rear garden and a convenient location.

Upon entering the property, you are welcomed into a spacious and inviting living room positioned at the front of the house, providing an ideal space to relax and unwind. To the rear, the open-plan kitchen and dining room offers a practical and sociable setting, perfect for everyday living and entertaining guests.

To the first floor are two well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation ideally suited to a couple, small family or those looking to take their first step onto the property ladder.

2 1 1 D

Council Tax Band: A





Living Room
12'8" x 11'1"
Upvc double glazed window and door to the front, radiator, electric fire, marble style hearth, surround, composite mantle.

Kitchen/Dining Room
16'4" x 11'0" max measurements
Range of fitted units to the base and eye level, Upvc double glazed door and window to the rear, electric cooker, stainless steel extractor, stainless steel sink, drainer, stairs to the first floor, radiator.

First Floor

Landing
Loft access, built in cupboard.

Bedroom One
12'9" x 11'2" max measurements
Upvc double glazed window to the front, radiator.

Bedroom Two
8'3" x 5'6"
Upvc double glazed window to the rear, built in cupboard, radiator.

Bathroom
4'2" x 4'0"
Panel bath, mixer tap with shower attachment, corer pedestal wash hand basin, mixer tap, low level WC, tiled, extractor, Upvc double glazed window to the rear and side.

Externally
Externally to the rear, yard area with walled boundary, outside water tap. Are laid to lawn, well stocked borders, fenced boundary, gravel area.

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
Photographs contained within these particulars may have been enhanced or optimised using AI-assisted software to improve visual presentation. No material features of the property have been added, removed, or altered. Images should be used as a guide only and do not form part of any offer or contract. Interested parties should verify all information through personal inspection and professional enquiries where appropriate.







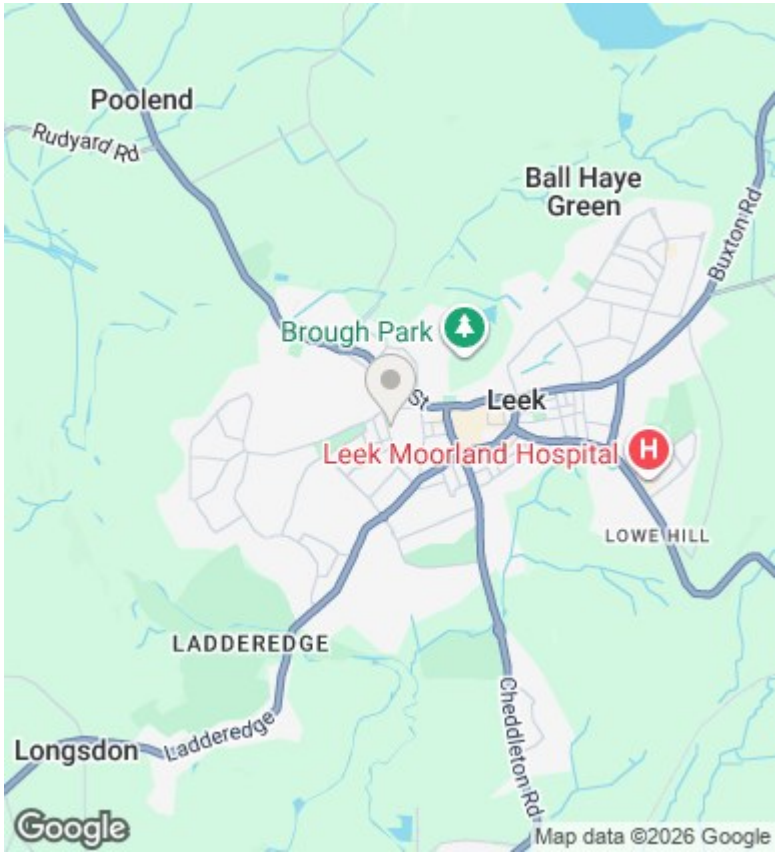












Directions

Viewings

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

Council Tax Band

A

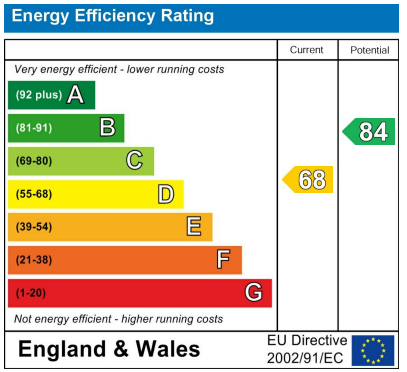


Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

45-49 Derby Street, Leek, Staffordshire, ST13 6HU
01538 372006
leek@whittakerandbiggs.co.uk
https://www.whittakerandbiggs.co.uk/