Whittaker & Biggs Est. 1930
Rostons Group







33 Morley Street, Leek, ST13 8BE

Offers In The Region Of £175,000

- Well-presented two-bedroom property ideal for first-time buyers
- Modern fitted kitchen with a range of wall and base units
- First-floor family bathroom with contemporary fixtures
- Conveniently located close to local amenities, schools, and transport links
- Situated in a popular and sought-after residential area
- Conservatory to the rear providing additional living or dining space
- Double glazed throughout for improved energy efficiency
- Bright and spacious living room with ample natural light
- Two well-proportioned bedrooms
- Enclosed rear garden, perfect for outdoor relaxation or entertaining

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

33 Morley Street, Leek ST13 8BE

Whittaker & Biggs are delighted to offer to the market this well-presented terraced house, offering an excellent opportunity for first-time buyers. Built in 1960, the property boasts an inviting reception room, perfect for both relaxation and entertaining guests. The two bedrooms provide ample space for comfortable living, while the first-floor family bathroom features contemporary fixtures that enhance the modern feel of the home.

One of the standout features of this property is the conservatory at the rear, which serves as a versatile space for dining or simply enjoying the garden views. This additional living area allows for an abundance of natural light, creating a warm and welcoming atmosphere throughout the home.

Conveniently located, this property is within easy reach of local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community lifestyle. Whether you are looking to enjoy the tranquillity of Leek or need quick access to nearby towns, this home offers the perfect balance.

2 1 2 D

Council Tax Band: B





Ground Floor

Hall
11'7" x 2'10"
UPVC double glazed door to the frontage, stairs to the first floor, radiator.

Sitting Room
12'10" x 11'9"
UPVC double glazed window to the frontage, radiator.

Breakfast Kitchen
11'9" x 8'6"
Two UPVC double glazed windows to the rear, UPVC double glazed door to the rear, units to the base and eye level, New World four ring gas hob, New World electric oven and separate grill, composite sink and a half with drainer, chrome mixer tap, radiator, space for a freestanding fridge freezer, space for a breakfast table.

Utility
4'3" x 2'10"
UPVC double glazed window to the side aspect, space and plumbing for a washing machine, gas fired wall mounted Worcester combi boiler.

Conservatory
11'7" x 8'3"
UPVC double glazed construction, polycarbonate roof, patio doors to the rear, radiator.

First Floor

Landing
UPVC double glazed window to the rear, loft hatch.

Bathroom
8'3" x 3'9"
UPVC double glazed window to the rear, panel bath, chrome mixer tap, shower over, chrome fitments, glass shower screen, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator,
fully aqua boarded, extractor fan.

Bedroom One
15'2" x 12'8"
Two UPVC double glazed windows to the frontage, radiator.

Bedroom Two
8'11" x 8'10"
UPVC double glazed window to the rear, radiator.

Loft
Boarded.

Externally
To the frontage, fenced forecourt, gated access to the rear.
To the rear, fully paved garden, fence boundary, timber shed, mature trees and shrubs.

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.











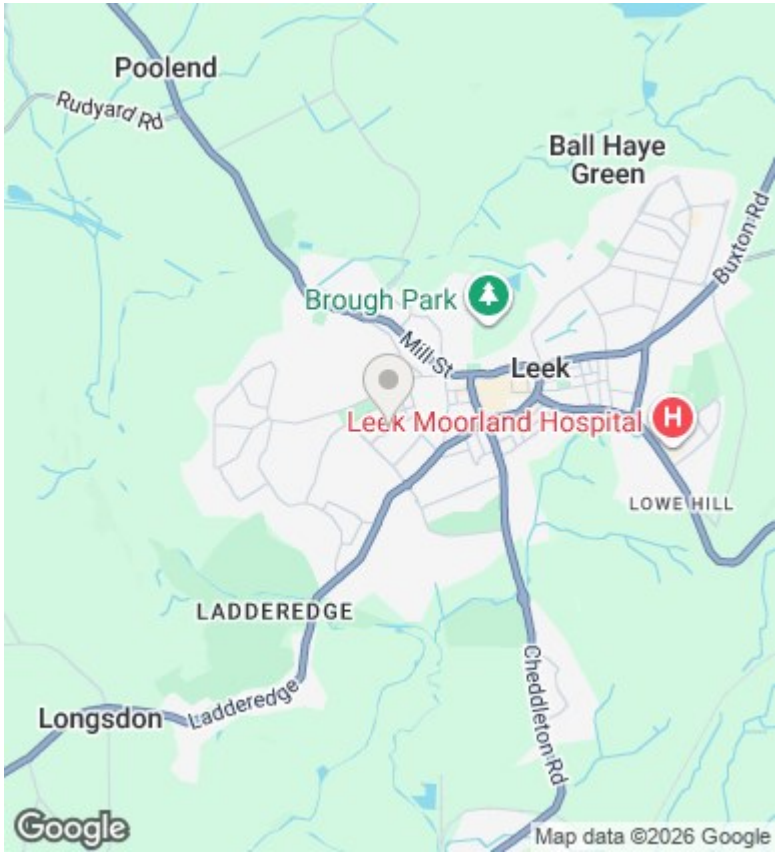












Directions

Viewings

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

Council Tax Band

B

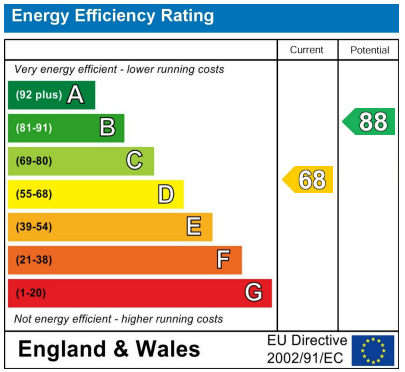


Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

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