Whittaker & Biggs
Est. 1930
Rostons Group







31 Weston Street, Leek, ST13 6EP

Offers In The Region Of £285,000

- Selling with NO CHAIN! semi-detached home with versatile living accommodation arranged over three floors.
- Conservatory extension overlooking the rear garden, creating an additional reception area with views across the outdoor space.
- Principal bedroom occupying the second floor, creating a private retreat.
- Dual-aspect sitting and dining room, with cosy log burner.
- Convenient ground floor WC, ideal for visiting guests and busy family life.
- Contemporary high-gloss kitchen fitted with a range of modern units, offering ample storage and workspace.
- Three well-proportioned bedrooms located on the first floor, served by a family bathroom.

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31 Weston Street, Leek ST13 6EP

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer this spacious semi-detached property, providing versatile family-sized accommodation arranged over three floors and benefiting from an impressive rear garden and substantial outdoor entertaining space.

The accommodation begins with a welcoming entrance hall leading through to a generous dual-aspect sitting and dining room, enjoying an abundance of natural light and providing an excellent space for both everyday family life and entertaining guests. The contemporary high-gloss kitchen is fitted with a range of modern units and ample work surfaces, whilst the adjoining conservatory offers an additional reception area with pleasant views over the rear garden. A convenient ground floor WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, all served by a family bathroom fitted with a modern suite. Occupying the second floor is the principal bedroom, creating a private retreat.

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Council Tax Band: C





Location
Located within walking distance of Leek town centre, Weston Street offers the convenience of having a wide range of independent shops, supermarkets, cafés, restaurants and everyday amenities close at hand. The property is also well placed for local schools, leisure facilities and public transport links, making it an excellent choice for families, professionals and commuters alike.

Leek is renowned for its historic market town charm, regular markets and vibrant community atmosphere, with a variety of local events taking place throughout the year. Residents can also enjoy easy access to the beautiful Staffordshire Moorlands countryside, providing excellent opportunities for walking, cycling and outdoor pursuits, while still benefiting from all the conveniences of town-centre living.

Ground Floor

Porch
5'0" x 2'1"
UPVC double glazed French doors to the frontage, UPVC double glazed window to the side aspect, tiled floor.

Hallway
8'11" x 6'6"
Wood glazed door to the frontage, UPVC double glazed window to the side aspect, stairs to the first floor, radiator.

Sitting / Dining Room
20'9" x 11'7" max measuremnt
UPVC double glazed bay window to the frontage, UPVC double glazed patio doors to the rear, log burner, slate hearth, two anthracite vertical column radiators, standard radiator.

Kitchen
14'11" x 8'0" max measurement
UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, units the base and eye level, Sharp ceramic hob, Hisense electric fan assisted oven, integral Beko dishwasher, space and plumbing for a washing machine, space for a tumble dryer, composite undermount sink, chrome mixer tap with spray attachment, cupboard housing the Main gas-fired combi boiler, space for a freestanding fridge freezer, inset ceiling spotlights, loft hatch.

Conservatory
11'4" x 10'3"
UPVC double glazed construction, polycarbonate roof, French doors to the rear, UPVC door to the side aspect, radiator.

WC
4'11" x 2'7"
UPVC double glazed window to the side aspect, vanity wash hand basin, chrome mixer tap, low level WC, sensor lighting.

First Floor

Landing
10'7" x 7'8"
UPVC double glazed window to the side aspect, stairs to the second floor.

Bathroom
10'3" x 5'3" max measurement
Two UPVC double glazed windows to the rear, panel bath, chrome mixer tap, quadrant shower enclosure, chrome fitments, rainfall showerhead, vanity wash hand basin, chrome mixer tap, low level WC, fully tiled, radiator, heated towel rail.

Bedroom Two
11'7" x 7'5"
UPVC double glazed window to the frontage, radiator.

Bedroom Three
10'0" x 9'8" max measurement
UPVC double glazed window to the rear, radiator.

Bedroom Four
6'6" x 7'1"
UPVC double glazed window to the frontage, radiator.

Second Floor

Bedroom One
14'1" x 12'11" max measurement
Velux skylight to the frontage, Velux skylight to the rear, fitted storage cupboard, inset ceiling spotlights, two radiators.

Externally

To the frontage, poured concrete driveway, area laid to artificial lawn, fence boundary, gated access to the rear.
To the rear, decked area with fencing, Indian stone paved patio, area laid to lawn, two wooden pergolas, timber studio, timber shed.

Studio

16'6" x 6'6"
Timber construction, UPVC double glazed French doors to the frontage, UPVC double glazed window to the side aspect, skylight, power and light, fully plastered, carpeted, feature brick wall to the rear.

Boundary Disclaimer

The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.

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.

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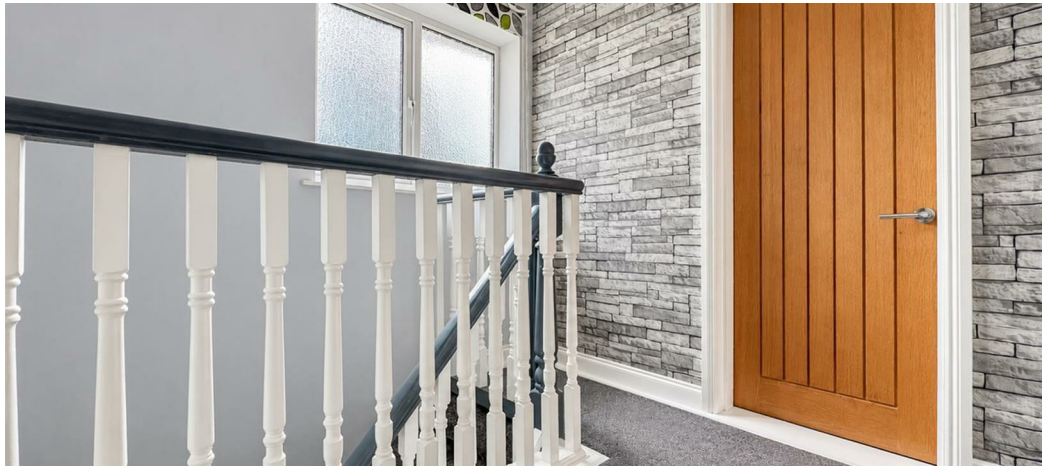

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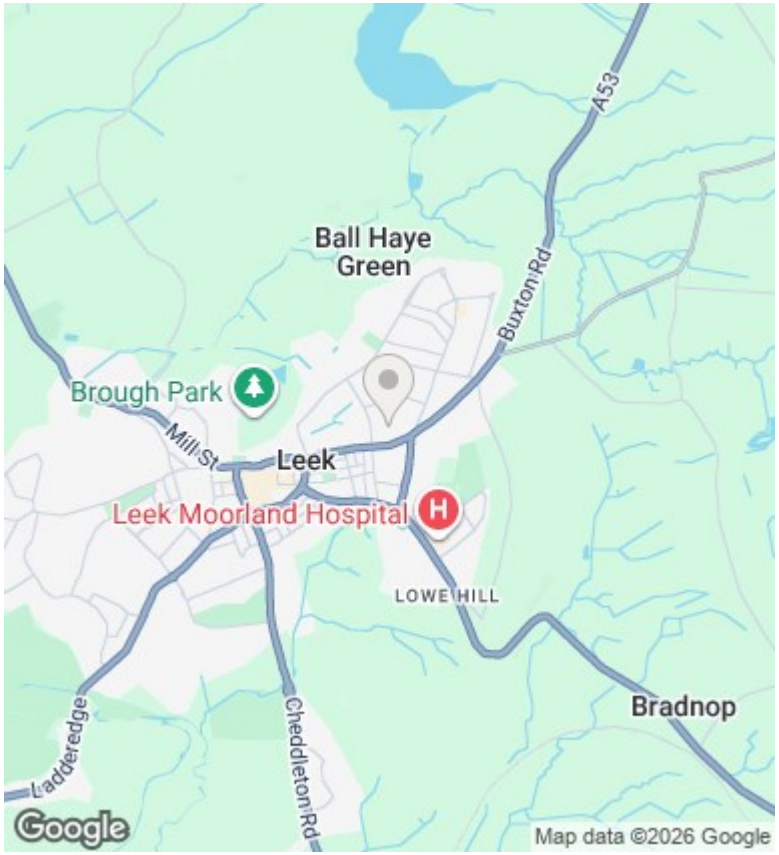






TOTAL FLOOR AREA : 1116 sq.ft. (103.6 sq.m.) approx.

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

C

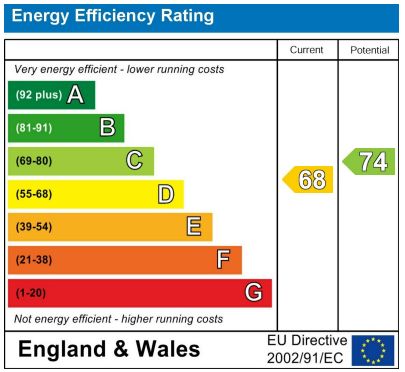


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Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

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