Whittaker & Biggs Est. 1930
Rostons Group







8 Brunswick Street, Leek, ST13 6LN

Offers In Excess Of £125,000

- Selling with NO CHAIN! Traditional mid-terraced property in a convenient residential location
- Generous open-plan sitting and dining room, creating an ideal space for both everyday living and entertaining
- Contemporary gloss fitted kitchen featuring modern units and ample work surface space
- First-floor bathroom fitted with a modern white suite and complementary fittings
- Two bedrooms, including a principal bedroom with room for freestanding furniture
- Low-maintenance east-facing rear courtyard, perfect for enjoying morning sunshine
- Gas-fired combination boiler providing efficient central heating and instant hot water
- Double-glazed windows throughout, helping to improve energy efficiency and year-round comfort
- Ideal purchase for first-time buyers, downsizers or investors seeking a property close to local amenities

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this terraced house, presenting an excellent opportunity for first-time buyers or savvy investors. The property boasts a spacious open-plan sitting room and dining area, perfect for entertaining guests or enjoying quiet evenings at home. The contemporary fitted kitchen is designed with ample storage, making it both practical and stylish for everyday living.

Upstairs, you will find a modern first-floor bathroom suite that is conveniently placed. The two well-proportioned bedrooms provide comfortable spaces for rest and relaxation, ensuring that this home meets all your needs.

The low-maintenance east-facing rear courtyard offers a private outdoor space to enjoy the morning sun or to unwind after a long day. With a gas-fired combination boiler and double glazing throughout, this property is not only cosy but also energy-efficient, making it a sensible choice for modern living.

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Council Tax Band: A





Location

Brunswick Street is conveniently situated within walking distance of Leek town centre, a historic market town renowned for its independent shops, cafés, restaurants and welcoming community atmosphere. The property enjoys easy access to a range of everyday amenities, reputable schools and leisure facilities, while the stunning Staffordshire Moorlands countryside and Peak District National Park are just a short drive away. Excellent road connections provide links to Stoke-on-Trent, Macclesfield and Ashbourne, making this an ideal location for commuters and those looking to enjoy both town and country living.

Ground Floor

Sitting /Dining Room

21'4" x 11'5"

UPVC double glazed door with transom window to the frontage, UPVC double glazed window to the frontage, electric fire with hearth and surround, meter cupboard, stairs to the first floor.

Kitchen

10'2" x 7'9"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, Lamona four ring ceramic hub, Lamona electric fan assisted oven, extractor hood, stainless steel sink and drainer, chrome taps, space and plumbing for a washing machine.

First Floor

Landing

12'11" x 5'6"

Loft hatch, two storage cupboards.

Bathroom

9'4" x 5'6"

UPVC double glazed window to the rear, panel bath, chrome taps, shower over, chrome fitments, glass shower screen, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, part tiled.

Bedroom One

11'5" x 11'3" max measurement

UPVC double glazed window to the frontage, radiator.

Bedroom Two

7'9" x 6'10"

UPVC double glazed window to the rear, radiator, wall mounted gas fired Worcester combi boiler.

Loft

Part boarded, accessed from the landing.

Externally

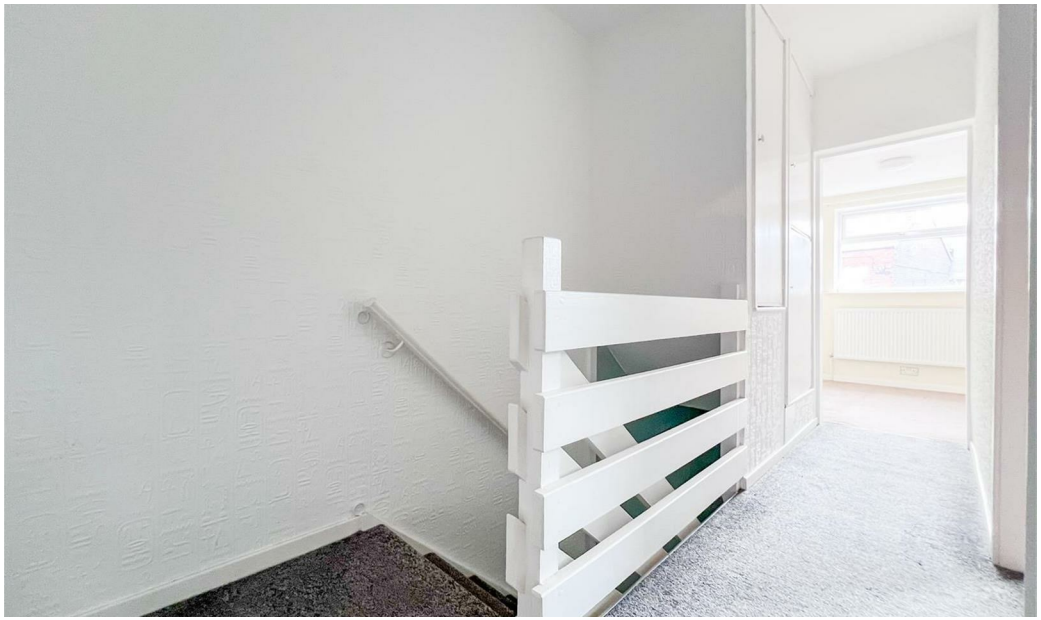
To the rear, paved courtyard, gated access to the rear, wall and fence boundary.

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.







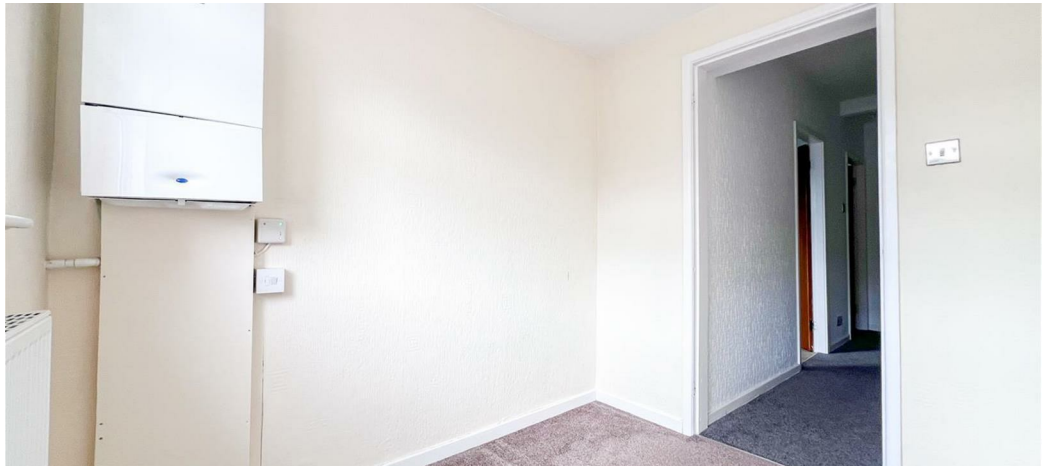




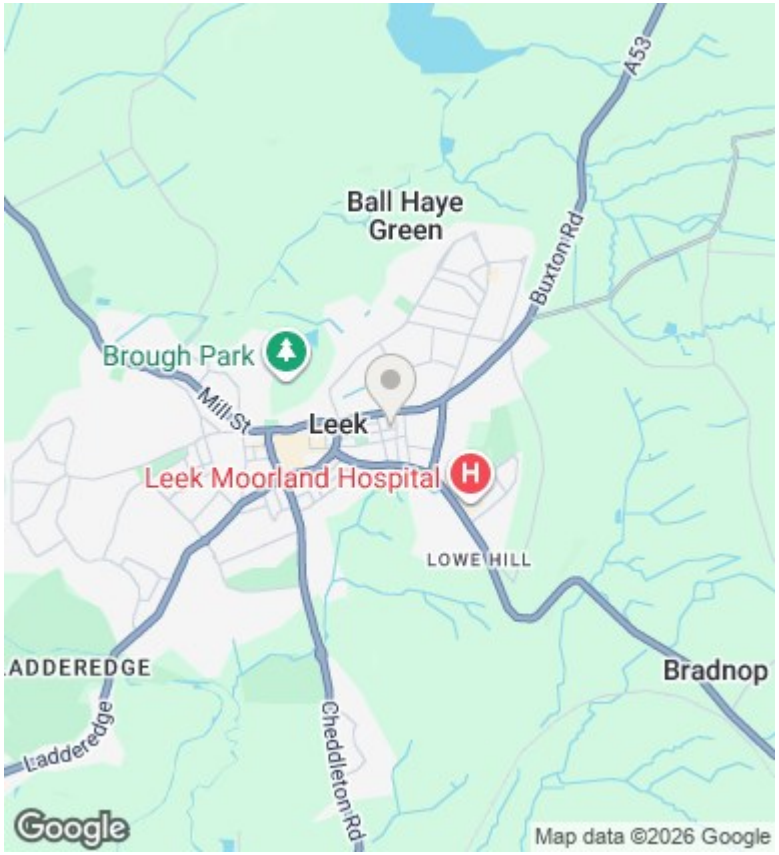












Directions

Viewings

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

Council Tax Band

A

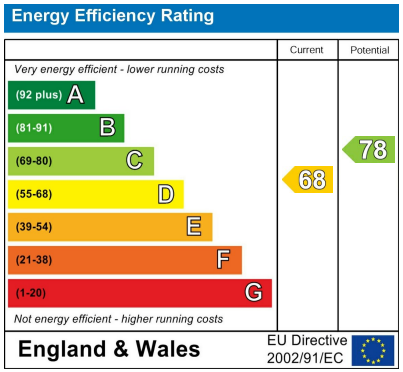


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