



7 North Street, Leek, ST13 8DW

Asking Price £100,000

- Selling with NO CHAIN!
- First floor bathroom
- Great potential
- End of terrace property
- South facing rear garden
- Opportunity to add value
- Two bedrooms
- Double glazed throughout
- Public Notice Address: 7 North Street, Leek. We are acting in the sale of the above property and have received an offer of £96,500. Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. |

7 North Street, Leek ST13 8DW

Selling with NO CHAIN, Whittaker & Biggs are offering to the market this end-terrace house, presenting an excellent opportunity for those seeking a project property with significant potential. Built in 1900, this home boasts a characterful charm that is sure to appeal to many. Spanning approximately 775 square feet, the property features two well-proportioned bedrooms and a comfortable reception room, providing ample space for relaxation and entertaining.

The first-floor bathroom adds convenience, while the south-facing rear garden offers a lovely outdoor space to enjoy the sunshine. This garden presents a blank canvas for gardening enthusiasts or those wishing to create a tranquil retreat.

Situated in a popular residential area, the property is within walking distance of Leek Town Centre, where you can find a variety of shops, cafes, and local amenities. The absence of a chain makes this property even more appealing, allowing for a smoother transition into your new home.



Council Tax Band: A



Ground Floor

Hall

UPVC double glazed door with transom window to the frontage, stairs to the first floor.

Sitting Room

12'11" x 11'5"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, radiator.

Kitchen

16'2" x 12'7" max measurement

UPVC double glazed window to the right side aspect, UPVC double glazed door to the left side aspect, UPVC double glazed window to the left side aspect, units to the base and eye level, cooker point, space and plumbing for a washing machine, space for an under counter fridge, space for an under counter freezer, stainless steel sink and a half with drainer, chrome mixer tap, understairs storage cupboard, gas fired Glow Worm boiler.

First Floor

Bedroom One

15'1" x 12'0" max measurement

UPVC double glazed window to the left side aspect, UPVC double glazed window to the frontage, UPVC double glazed window to the right side aspect, radiator, airing cupboard housing the hot and cold water tanks, shower enclosure with electric shower.

Bedroom Two

11'8" x 8'3"

UPVC double glazed window to the frontage, radiator, loft hatch.

Bathroom

8'11" x 4'4"

UPVC double glazed window to the rear, panel bath, chrome taps, pedestal wash hand basin, chrome taps, low level WC, fully tiled.

Externally

To the rear, paved patio, tiered garden, wall boundary, gated access to the rear.

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.

PUBLIC NOTICE

Public Notice

Address: 7 North Street, Leek.

We are acting in the sale of the above property and have received an offer of

£96,500.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

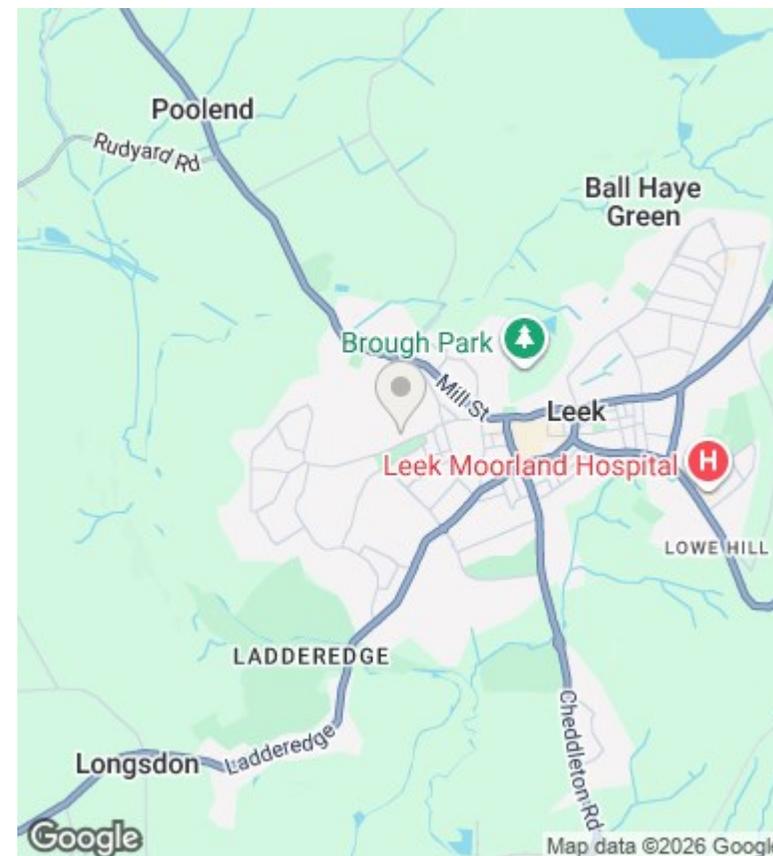
Date of Notice: 20/02/26







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

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	11	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	