



## 2 Osborne Street, Leek, ST13 6LJ

Offers In The Region Of £250,000

- Selling with NO CHAIN!
- First floor bathroom & ground floor shower room
- Potential to add value
- End of terrace, three storey property
- Two reception rooms
- Gas central heating & fully double glazed
- Five bedrooms
- Ripe for renovation

## 2 Osborne Street, Leek ST13 6LJ

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this end-of-terrace house that presents a remarkable opportunity for those looking to invest in a property ripe for renovation. Spanning three storeys, this spacious home boasts five well-proportioned bedrooms and two inviting reception rooms, making it ideal for families or those seeking ample living space.

The property features a first-floor bathroom, ensuring convenience for residents, while the gas central heating and fully double-glazed windows provide comfort and energy efficiency throughout the year. With no onward chain, this home is ready for its new owners to make their mark and add value through thoughtful updates and personal touches.



Council Tax Band: B



## Ground Floor

### Porch

3'4" x 2'9"

Composite double glazed door with transom window to the frontage.

### Hall

18'5" x 3'9" max measurement

Stained glass wood glazed door to the frontage, stairs to the first floor, radiator, tiled floor.

### Reception One

12'10" x 10'6" excluding bay window

UPVC double glazed polygonal bay window to the side aspect, open fire with original tiled hearth and surround, wood mantle, radiator.

### Reception Two

13'1" x 11'8"

UPVC double glazed bay window to the side aspect, radiator, tv aerial.

### Kitchen

9'10" x 9'6"

UPVC double glazed window to the side aspect, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, radiator, tiled floor.

### Utility Room

9'7" x 5'7"

Wood door with transom window to the side aspect, UPVC double glazed window to the rear, tiled floor, Baxi gas fired combi boiler.

## Shower Room

6'2" x 5'4"

UPVC double glazed window to the side aspect, shower enclosure, electric Triton shower, pedestal wash hand basin, chrome mixer tap, low level WC, fully tiled, tiled floor.

## First Floor

### Landing

UPVC double glazed window to the side aspect, stairs to the second floor.

### Bedroom One

14'4" x 11'4" excluding bay window

UPVC double glazed polygonal bay window to the side aspect, UPVC double glazed window to the frontage, radiator.

### Bedroom Two

12'0" x 8'11"

UPVC double glazed window to the side aspect, ornamental fireplace, radiator.

### Bedroom Three

11'3" x 8'9"

UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, radiator.

### Bathroom

6'1" x 6'4"

UPVC double glazed window to the side aspect, enamel bath, chrome taps, wall mounted wash hand basin, chrome taps, high level WC, airing cupboard.

## Second Floor

### Landing

UPVC double glazed window to the side aspect, loft hatch.

### Bedroom Four

14'4" x 9'2"

UPVC double glazed window to the frontage, electric fire.

### Bedroom Five

15'5" x 6'6"

UPVC double glazed window to the side aspect, over stairs storage cupboard, eaves storage.

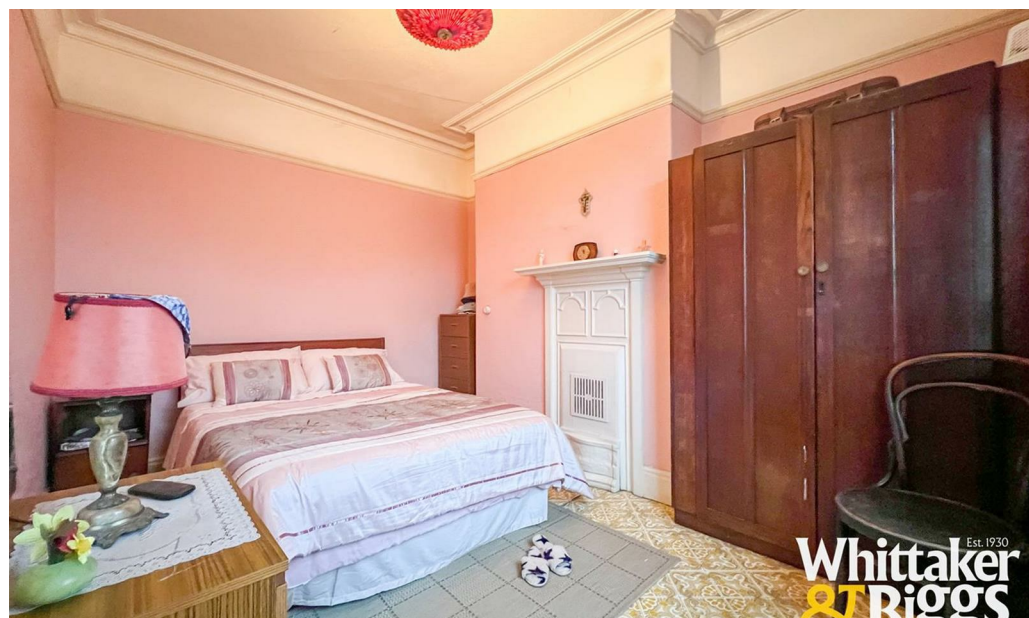
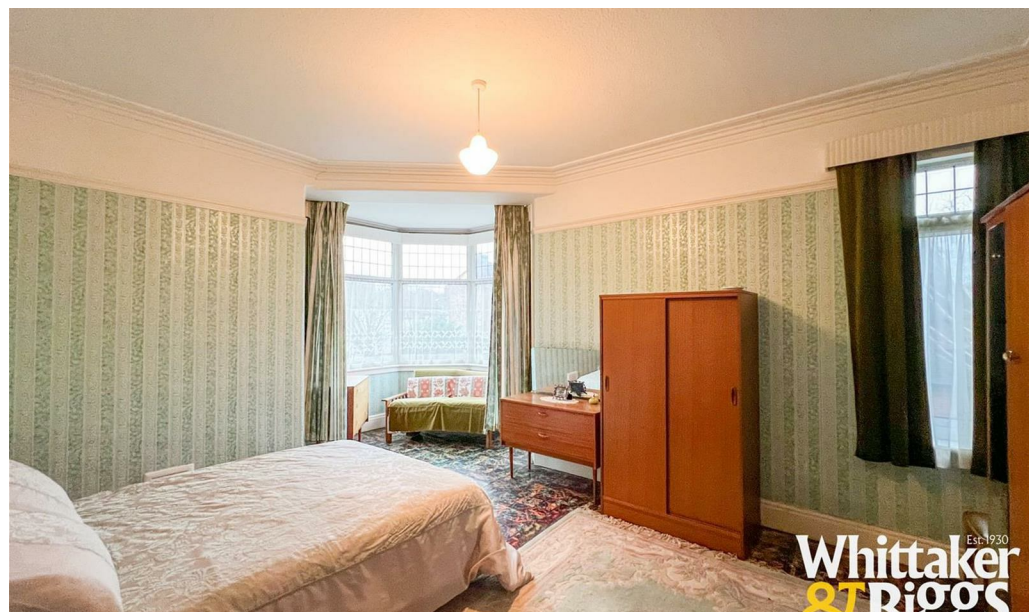
### Externally

To the frontage, fore court.

To the rear, paved courtyard, 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.







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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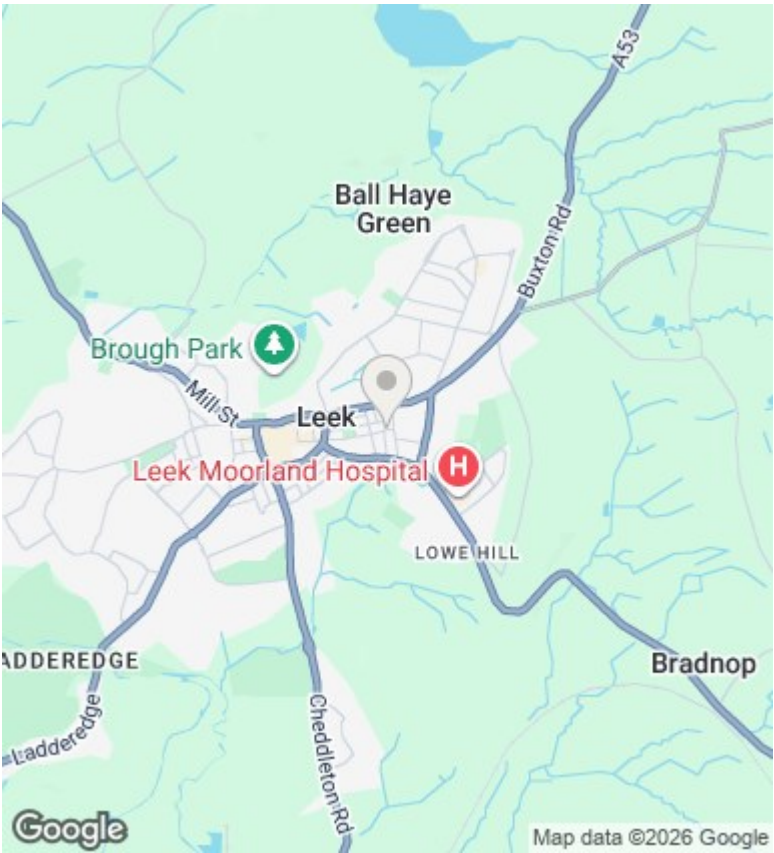
### Directions

### Viewings

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

### Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		