Whittaker & Biggs Est. 1930
Rostons Group







23 Birks Street, Stoke-On-Trent, ST4 4HE

Offers In The Region Of £100,000

- Selling with No Chain for a potentially straightforward purchase process.
- Two reception rooms, providing flexible living and dining space.
- Council tax band A, offering lower annual running costs.
- Attractive investment opportunity in a popular and accessible location.
- Mid-terraced property in a convenient residential location.
- Contemporary bathroom fitted with modern fixtures and fittings.
- Low-maintenance East-facing rear courtyard, perfect for enjoying the morning sun.
- Two double bedrooms, both offering well-proportioned accommodation.
- Spacious kitchen with ample room for storage and cooking.
- Ideal first-time buy with comfortable and practical living space.

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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Whittaker & Biggs are offering for sale with no upward chain this spacious mid-terraced property, presenting an excellent opportunity for first-time buyers and investors alike. The accommodation comprises two generous reception rooms, providing versatile living and dining space, whilst the galley kitchen offers ample worktop and storage space for everyday family life.

To the first floor, there are two well-proportioned double bedrooms, both offering comfortable accommodation with space for freestanding furniture. The property also benefits from a contemporary ground floor bathroom, fitted with modern fixtures and finishes.

Externally, the property enjoys a low-maintenance east-facing rear courtyard, creating an attractive outdoor space to relax and enjoy the morning sun without the burden of extensive upkeep. Further benefits include Council Tax Band A, helping to keep running costs affordable.

2 1 2

Council Tax Band: A





Location

Situated in a convenient location within easy reach of Stoke-on-Trent city centre and Hanley, this property benefits from a wide range of shopping, dining, leisure and entertainment facilities close by. The area is well served by local amenities, including supermarkets, convenience stores, healthcare services and everyday essentials, while excellent transport connections place Stoke-on-Trent railway station less than a mile away and provide easy access to the A500, A50 and M6 for commuters. Located within an established residential neighbourhood popular with homeowners, professionals and students, the property is also well positioned for the University of Staffordshire, making it appealing to owner-occupiers and investors alike. Nearby parks and green spaces offer opportunities for relaxation and outdoor recreation, while the area's strong sense of community, affordability and convenient urban setting continue to attract first-time buyers and buy-to-let investors.

Ground Floor

Dining Room

11'11" x 11'3"

UPVC double glazed door with transom window to the frontage, UPVC double glazed window to the frontage, electric fire, stone effect hearth and surround, radiator.

Sitting Room

12'3" x 11'10"

UPVC double glazed window to the rear, gas fire (disconnected), tiled hearth, wood surround, understairs storage cupboard, radiator.

Kitchen

11'7" x 6'5"

UPVC double glazed window to the side aspect, units to the base and eye level, cooker point, stainless steel sink and drainer, chrome mixer tap, space for an under counter fridge, space for an under counter freezer, space and plumbing for a washing machine.

Rear Hall

6'5" x 2'8"

UPVC double glazed door to the side aspect, storage cupboard housing the gas fired, wall mounted Vaillant combi boiler.

Bathroom

6'11" x 6'4"

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, handheld shower attachment, pedestal wash hand basin, chrome mixer tap, low level WC, radiator.

First Floor

Bedroom One

12'2" x 11'11"

UPVC double glazed window to the rear, radiator.

Bedroom Two

12'0" x 11'3"

UPVC double glazed window to the frontage, over stairs storage cupboard, radiator.

Externally

To the rear, paved courtyard, gated access to the rear.
Parking permits in operation during event days only, noon - 9pm.

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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LET'S GO TO
THE BEACH

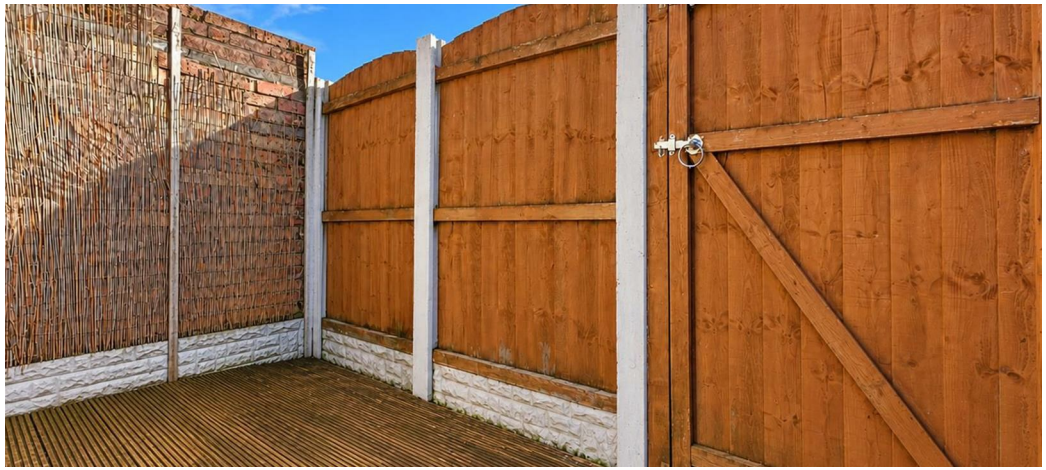




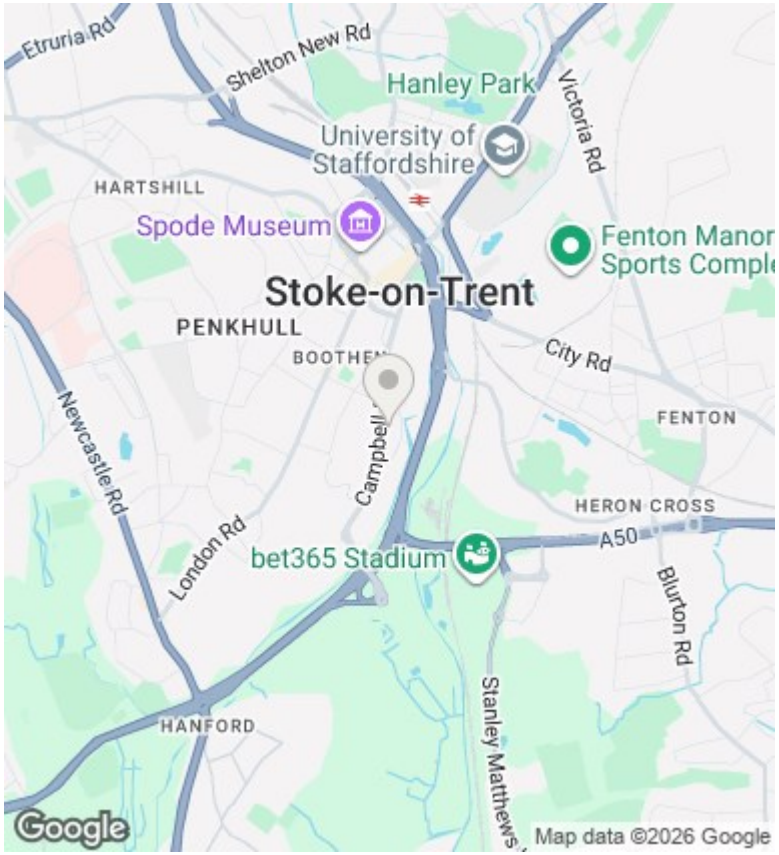












Directions

Viewings

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

Council Tax Band

A

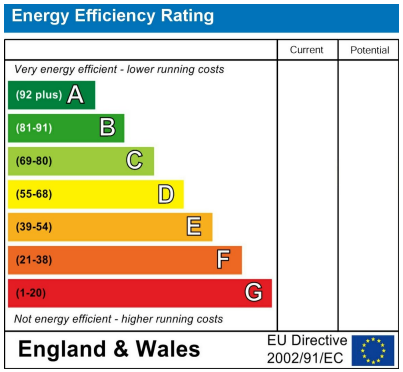


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