



22 Princess Avenue, Leek, ST13 6QA

Offers In The Region Of £160,000

- Selling with NO CHAIN!
- Contemporary first-floor bathroom fitted with a modern suite
- Private driveway providing convenient off-road parking
- An excellent opportunity for first-time buyers, young families, or buy-to-let investors
- Mid-terraced property situated in a popular residential location
- Spacious lounge, perfect for relaxing or entertaining
- Generous rear garden, offering excellent outdoor space for families and entertaining
- Two generously sized bedrooms, offering comfortable living space
- Large kitchen/diner to the rear, ideal for family meals and social gatherings
- Council Tax Band A, helping to keep running costs affordable

22 Princess Avenue, Leek ST13 6QA

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this terraced house, presenting an excellent opportunity for first-time buyers, young families, or buy-to-let investors. Built in 1950, the property boasts a generous 753 square feet of living space, offering a perfect blend of comfort and practicality.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the spacious kitchen/diner located at the rear, which is ideal for family meals and social gatherings.

The property features two well-proportioned bedrooms, providing ample space for relaxation and rest. The contemporary first-floor bathroom is fitted with a modern suite, ensuring a stylish and functional space for your daily routines.



Council Tax Band: A



Ground Floor

Hall

4'4" x 4'6"

UPVC double glazed door with side light windows to the frontage, radiator, stairs to the first floor.

Sitting Room

13'0" x 11'10" not into bay window.

UPVC double glazed bay window to the frontage, chimney breast with brick inset and brick hearth, wood mantle, radiator.

Kitchen Diner

16'5" x 10'0"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, four ring gas hob, extractor hood, Beko electric fan assisted oven, stainless steel sink with chrome mixer tap, vintage style radiator, space for a dining table and chairs, pantry, cupboard housing the gas fired Vaillant combi boiler.

First Floor

Landing

6'7" x 6'0"

Loft hatch, storage cupboard.

Bathroom

5'11" x 5'5"

UPVC double glazed window to the rear, L-shaped bath, chrome mixer tap,

handheld shower attachment, electric Triton shower over, glass shower screen, vanity wash hand basin, chrome mixer tap, low level WC, fully tiled, inset ceiling spotlights.

Bedroom One

16'5" x 10'1" max measurement

Two UPVC double glazed windows to the frontage, radiator, built in wardrobe.

Bedroom Two

12'0" x 10'0" max measurement

UPVC double glazed window to the rear, radiator, built in wardrobe.

Loft

Part boarded.

Externally

To the frontage, block paved driveway, wall boundary, iron gates, gated access to the rear garden via a shared passageway.

To the rear, two paved patios, area laid to lawn, mature shrubs, brick out building with power and light, 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

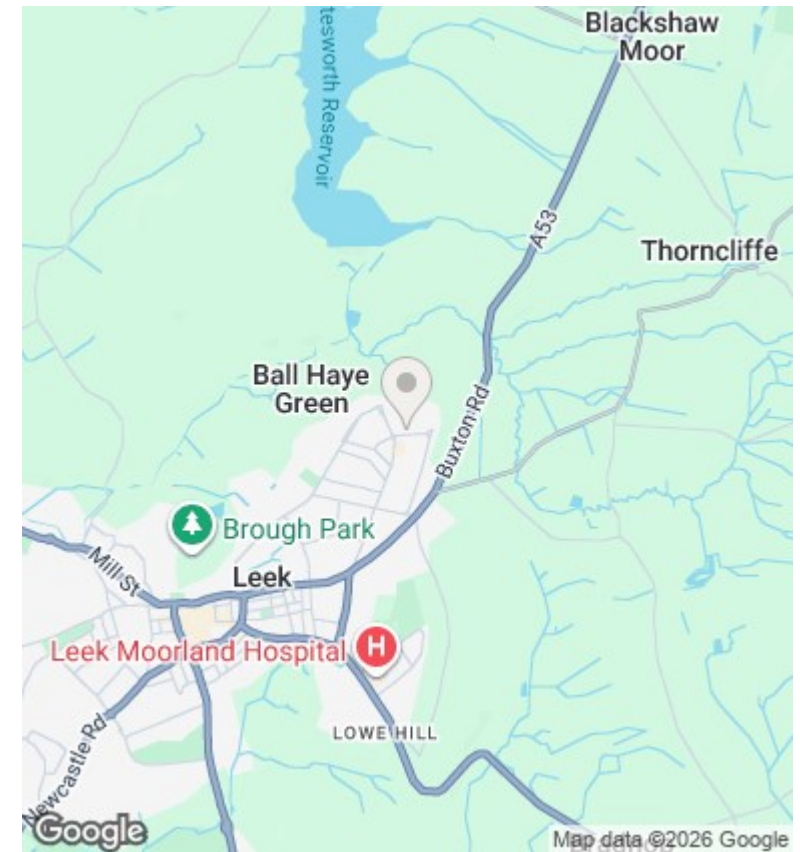
relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	