Whittaker & Biggs Est. 1930
Rostons Group







42 Well Street, Leek, ST13 6JU

Offers In The Region Of £145,000

- Immaculately presented two-bedroom end-of-terrace home
- Spacious breakfast kitchen with fitted units and Stoves cooker
- Contemporary shower room with walk-in shower
- Ideal for first-time buyers or those looking to downsize
- Front and rear courtyards
- Practical rear hallway with built-in storage and space for appliances
- Gas-fired central heating
- Welcoming reception room
- Two well-proportioned bedrooms
- Walking distance of Leek town centre and local amenities

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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Nestled in the charming town of Leek, Staffordshire, this immaculately presented two-bedroom end of terrace house on Well Street offers a delightful blend of modern living and convenience. As you approach the property, you are greeted by a quaint courtyard both at the front and rear, providing a lovely outdoor space for relaxation or entertaining.

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 breakfast kitchen, which boasts fitted units and a Stoves cooker, perfect for culinary enthusiasts. There is ample space for a breakfast table, making it an ideal spot for casual dining or morning coffee.

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Council Tax Band: A





Living Room
12'0" x 10'11"
Composite door to the front, Upvc double glazed windows to the front, radiator, built in cupboard, wood burning stove located on a granite style hearth, surround and stone mantle.

Breakfast Kitchen
10'11" x 8'5"
Range of fitted units to the base and eye level, Stoves cooker with gas hobs, electric oven/grill, extractor above, wood style worksurfaces, circular stainless steel sink, satin mixer tap, radiator, space for a breakfast table, stairs to the first floor, Upvc double glazed window to the rear, access to the rear hallway.

Rear Hallway
6'3" x 5'4"
Upvc double glazed window to the side, Upvc double glazed door to the side, built in cupboards housing gas fired boiler, space for a free standing fridge/freezer, washing machine and dryer, loft access.

Shower Room
7'1" x 5'4"
Vanity wash hand basin with storage, WC, walk in shower with integral chrome fitment, chrome heated towel radiator, Upvc double glazed window to the side, tiled, extractor, loft access.

First Floor Landing

Bedroom One
12'0" x 10'11"
Upvc double glazed window to the front, radiator, cast iron ornamental fireplace.

Bedroom Two
8'6" x 8'2"
Upvc double glazed window to the rear, radiator, built in storage cupboard.

Externally
Walled courtyards to the front and rear, outside water tap 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.

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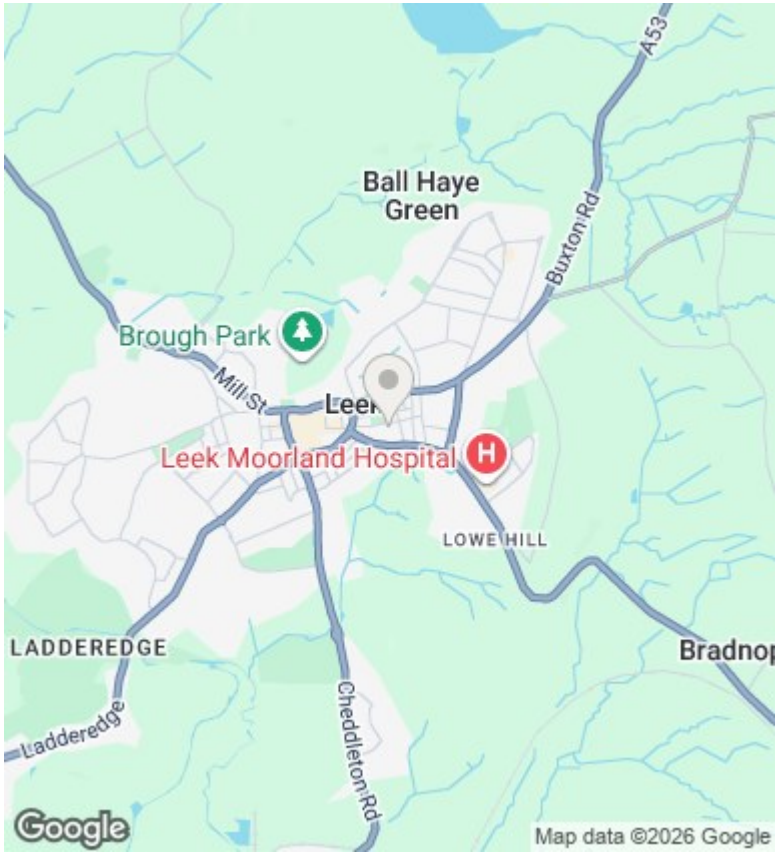












Directions

Viewings

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

Council Tax Band

A

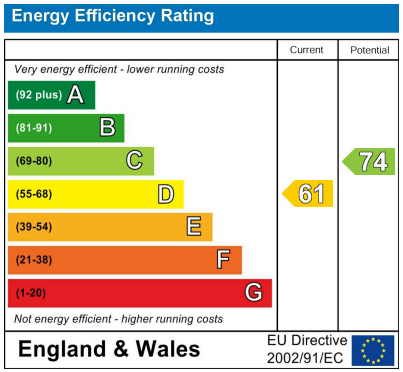


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