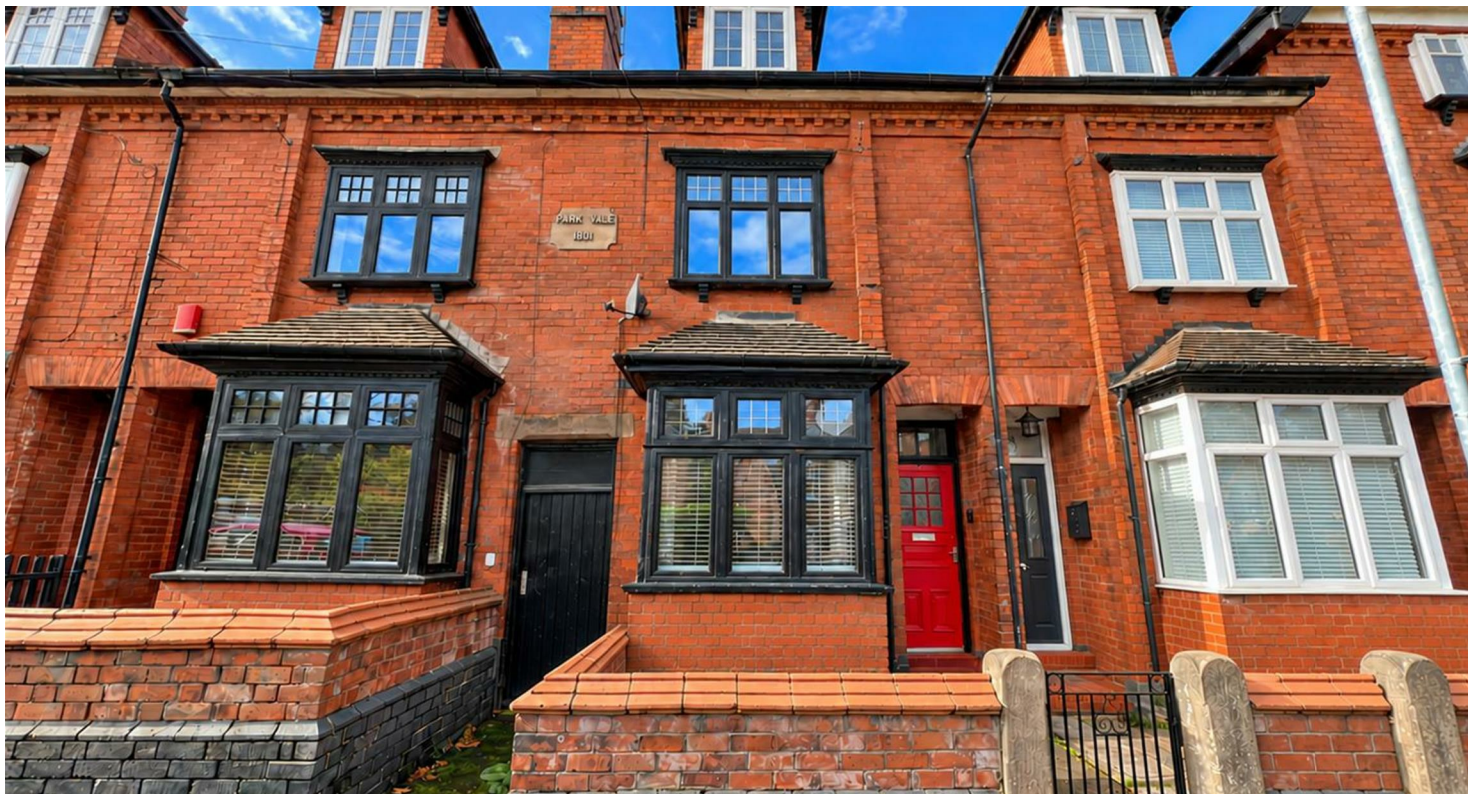




5 Park Vale, Leek, ST13 6AL

Offers In The Region Of £265,000

- Spacious mid-terraced property offering versatile accommodation arranged over three well-planned floors.
- Characterful living room boasting a log-burning stove set within an exposed brick chimney breast, creating a warm focal point.
- Four generous double bedrooms, ideal for families, home working or guest accommodation.
- Welcoming entrance hallway showcasing original Minton tiled flooring, adding charm and period character.
- Contemporary fitted kitchen featuring a range of integrated appliances and ample preparation and storage space.
- Convenient ground floor WC and utility area, ideal for modern family living.

5 Park Vale, Leek ST13 6AL

Whittaker & Biggs are delighted to present this spacious mid-terraced property, providing versatile and well-proportioned accommodation arranged over three floors. Beautifully combining period character with contemporary styling, this impressive home offers flexible living space ideally suited to families, professionals or those seeking additional room for home working.

The accommodation is entered via a welcoming hallway, where the original Minton tiled flooring immediately showcases the property's charm and heritage. The characterful living room features a log-burning stove set within an exposed brick chimney breast, creating a warm and inviting focal point. To the rear, the contemporary fitted kitchen is equipped with a range of integrated appliances, complemented by ample preparation and storage space. A practical ground floor WC and utility area further enhance the convenience of modern-day living.



Council Tax Band: A



Location

Situated in a well-established residential area of Leek, Park Vale offers convenience and market town living. The property is within walking distance of Leek town centre, where you'll find a wide range of independent shops, cafes, supermarkets and leisure facilities, making everyday amenities easily accessible.

Leek is known as the “Gateway to the Peak District”, providing excellent access to beautiful walking routes, cycling trails and stunning Staffordshire Moorlands scenery. Families are well served by a selection of local schools, while commuters benefit from good road links to Stoke-on-Trent, Macclesfield and the surrounding market towns.

Park Vale itself is a popular and convenient location, offering a strong sense of community and a peaceful residential setting. Residents can enjoy nearby parks, recreational facilities and local pubs, while still being close to the vibrant events, markets and cultural attractions that Leek is renowned for. This combination of accessibility, local amenities and surrounding countryside makes Park Vale an appealing place to call home.

Ground Floor

Hall

Wood glazed door to the frontage, stairs to the first floor, radiator, original Minton tiled floor.

Reception One

12'1" x 12'10"

UPVC double glazed sash window to the rear, log burner, exposed brick inset surround, radiator.

Reception Two

12'9" x 8'7" not into bay window

UPVC double glazed bay window to the frontage, radiator.

Kitchen

14'0" x 6'3"

UPVC double glazed window to the side aspect, wood door to the side aspect, units to the base and eye level, Cookmaster range oven, Rangemaster extractor hood, Integral Bosch dishwasher, Integral Indesit washing machine, integral Hoover tumble dryer, ceramic butler

sink, chrome mixer tap with instant boiling water, integral fridge freezer, cupboard housing the Main combi boiler, inset ceiling spotlights, anthracite vertical column radiator.

WC

6'3" x 4'1"

Glass block window to the side aspect, low level WC, extractor fan, loft hatch.

First Floor

Landing

15'8" x 5'8"

Stairs to the second floor.

Bathroom

13'1" x 7'3"

UPVC double glazed window to the rear, clawfoot double-ended bath, chrome telephone style mixer tap with handheld shower attachment, separate shower enclosure, electric Triton shower, pedestal wash hand basin, chrome taps, low level WC, ornamental cast iron fireplace, radiator, airing cupboard.

Bedroom One

15'8" x 13'1"

UPVC double glazed window to the frontage, ornamental cast iron fireplace, tiled hearth, radiator, exposed floorboards.

Bedroom Four

13'1" x 8'1"

UPVC double glazed sash window to the rear, exposed floorboards, radiator.

Second Floor

Landing

Skylight.

Bedroom Two

15'11" x 12'3"

Skylight to the rear, radiator, exposed floorboards.

Bedroom Three

15'11" x 10'3"

UPVC double glazed window to the frontage, ornamental cast iron fireplace, tiled hearth, radiator.

Externally

To the frontage, gated forecourt, gated access to the rear.

To the rear paved Indian stone courtyard, wall and fence boundary, brick store.

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.

AI Image Enhancement Disclaimer

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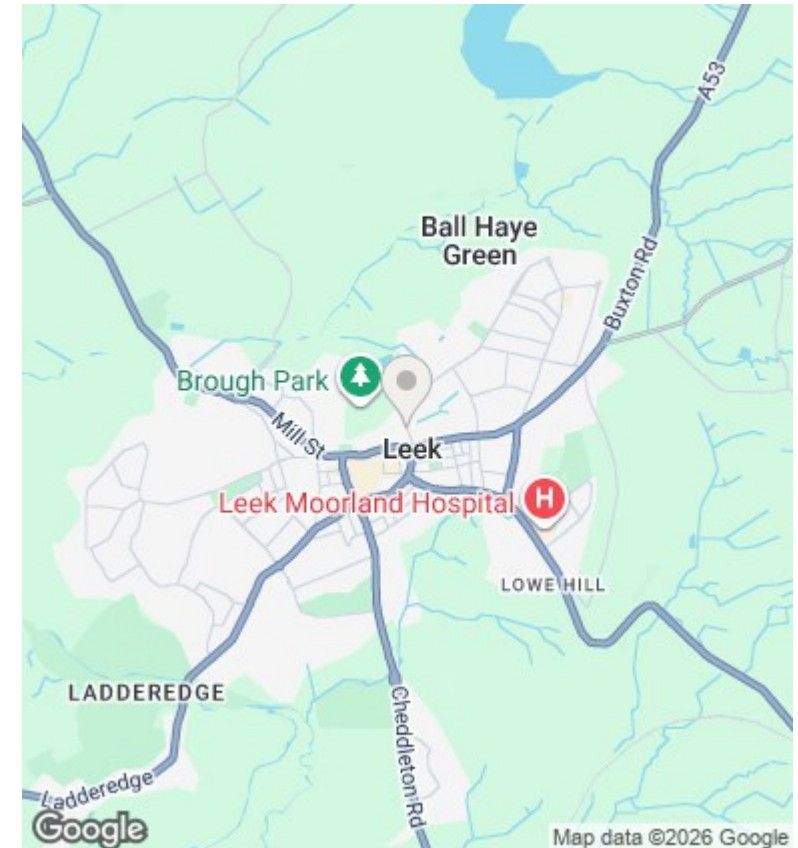




Directions

Photo Editing Disclaimer:

Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.



Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC