



## 107 Macclesfield Road, Leek, ST13 8LD

Asking Price £180,000

- Offered for sale with no onward chain, making it an ideal purchase for buyers seeking a straightforward and efficient move
- Fully modernised throughout, allowing buyers to move straight in with minimal additional work required
- South-west facing rear garden, enjoying plenty of afternoon and evening sunshine
- Attractive mid-terraced property, well-suited to first-time buyers, investors, or those looking to downsize
- Stylish open plan sitting and dining room, creating a sociable and versatile living space ideal for both everyday living and entertaining
- Comprising two well-proportioned bedrooms, providing comfortable and practical accommodation
- Contemporary interior finish, with attention to detail evident across fixtures, fittings, and décor

# 107 Macclesfield Road, Leek ST13 8LD

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this attractive mid-terraced house, offering a delightful opportunity for first-time buyers, investors, or those seeking to downsize. Built in 1900, the property has been fully modernised throughout, presenting a stylish and contemporary interior that is sure to impress.

Spanning 667 square feet, the home features a well-designed open plan sitting and dining room, creating a warm and inviting space for relaxation and entertaining. The two bedrooms provide ample accommodation, while the bathroom services the household's needs.

One of the standout features of this property is the south-west facing rear garden, which is enhanced by a charming timber pergola, perfect for enjoying sunny afternoons or hosting gatherings. The garden also benefits from open views to the rear, adding to the sense of tranquility and space.



Council Tax Band: A



## Ground Floor

### Sitting / Dining Room

20'1" x 13'4" max measurement

Composite double glazed door to the frontage, UPVC double glazed window to the frontage, UPVC double glazed window to the rear, two radiators, meter cupboard, understairs storage cupboard with space for a tumble dryer, stairs to the first floor.

### Kitchen

9'10" x 7'0"

Two UPVC double glazed windows to the side aspect, units to the base and eye level, Lamona ceramic hob, electric fan assisted oven, extractor hood, under mount stainless steel sink and a half, black mixer tap, integral fridge freezer, integral washing machine, radiator, inset ceiling spotlights, loft hatch.

### Rear Hall

2'7" x 2'4"

Composite double glazed stable door to the side aspect, storage cupboard.

### Bathroom

7'6" x 6'8" max measurement

UPVC double glazed window to the side aspect, L-shaped bath, black waterfall mixer tap, shower over, black fittings, rainfall shower head, chrome ladder radiator, inset ceiling spotlights, extractor fan loft hatch.

## First Floor

## Landing

Loft hatch, gas fired wall mounted Vaillant combi boiler.

### Bedroom One

11'10" x 10'11"

UPVC double glazed window to the frontage, built in storage cupboard, radiator.

### Bedroom Two

10'7" x 8'6"

UPVC double glazed window to the rear, radiator.

## Externally

To the frontage, paved forecourt, wrought iron railings.

To the rear, paved courtyard, communal path, garden beyond, artificial lawn, fence boundary, timber pergola with tiled roof, views beyond.

## AML REGULATIONS

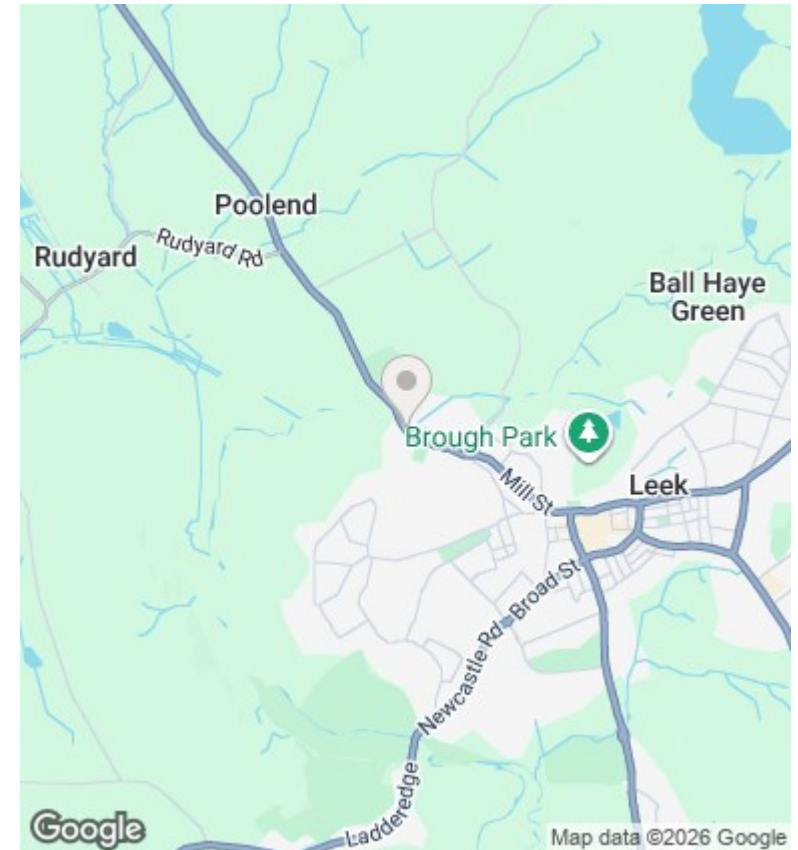
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	