



## 51 Stockwell Street, Leek, ST13 6DH

Offers In Excess Of £135,000

- Offered with No Upward Chain – ready for a smooth and speedy sale
- Two Spacious Reception Rooms – providing flexible living and dining areas perfect for entertaining or relaxing
- Characterful Three-Storey Mid-Terraced Home – offering generous space and versatility across three levels
- Well-Proportioned Bedrooms – three comfortable bedrooms arranged over the upper floors, offering ample accommodation for a family or sharers
- Prime Town Centre Location – situated in the heart of Leek, within easy reach of shops, cafés, schools, and local amenities
- First Floor Family Bathroom – neutrally presented and conveniently located to serve all bedrooms

# 51 Stockwell Street, Leek ST13 6DH

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this charming three-storey mid-terraced home, presenting an excellent opportunity for first-time buyers and investors alike. This characterful property boasts a prime town centre location, ensuring that all local amenities are just a stone's throw away.

Upon entering, you will find two spacious reception rooms that provide ample space for both relaxation and entertaining. These well-proportioned areas are perfect for family gatherings or quiet evenings in. The home features three comfortable bedrooms, allowing for a variety of living arrangements, whether you are a growing family or seeking a home office.



Council Tax Band: A



## Ground Floor

### Hall

Composite door with transom window to the frontage, stairs to the first floor, radiator.

### Reception One

11'10" x 10'9"

UPVC double glazed window to the frontage, radiator, meter cupboard.

### Reception Two

11'8" x 11'4"

UPVC double glazed window to the rear, radiator.

### Kitchen

8'7" x 8'7"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, base units, wood worktop, ceramic sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, Hotpoint freestanding cooker, Russell Hobbs, extractor fan, radiator, tiled floor, stairs down to the cellar.

## First Floor

### Landing

UPVC double glazed window to the rear, stairs to the second floor, storage cupboard.

## Bathroom

8'7" x 7'9"

UPVC double glazed window to the rear, panel bath, chrome mixer tap with handheld shower attachment, electric Mira shower over, chrome rainfall shower head, pedestal wash hand basin, chrome taps, low level WC, radiator.

## Bedroom One

14'6" x 12'0"

UPVC double glazed window to the frontage, radiator.

## Second Floor

### Landing

Loft hatch

## Bedroom Two

14'6" x 12'1"

UPVC double glazed window to the frontage, radiator.

## Bedroom Three

11'6" x 8'4"

UPVC double glazed window to the rear, radiator, gas fired wall mounted Vaillant combi boiler.

## Cellar

13'3" x 11'7"

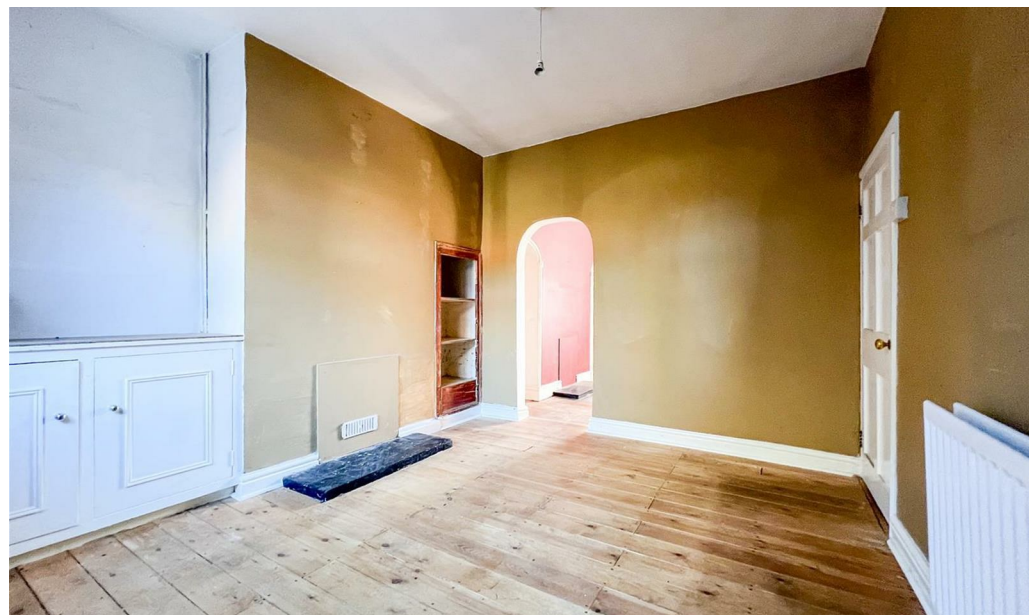
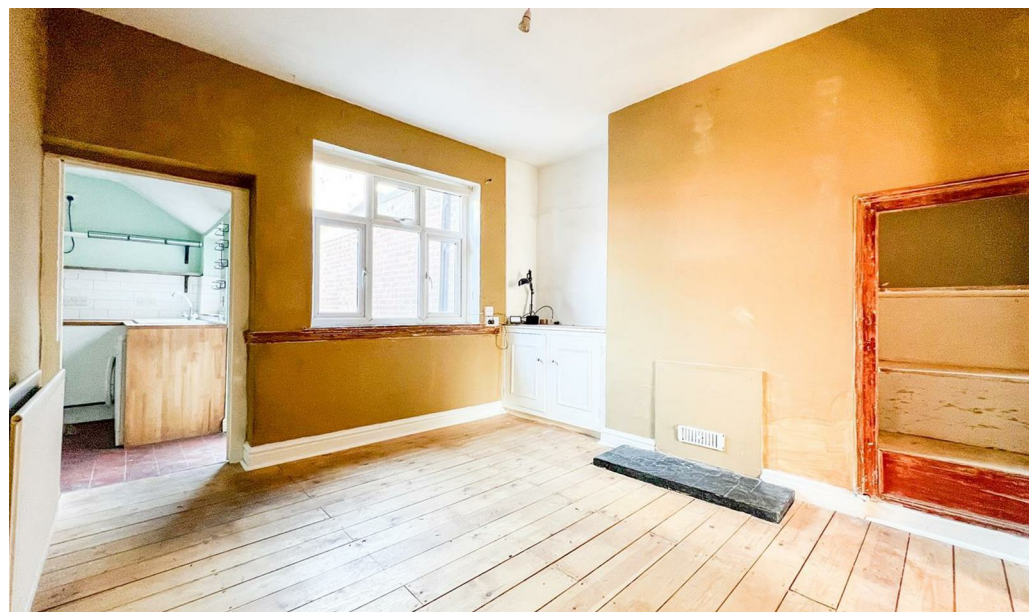
Light and power.

## Externally

To the rear, gravelled courtyard, two brick stores, wall boundary.  
Paved garden beyond the communal path, fence boundary, mature shrubs.

## AML REGULATIONS

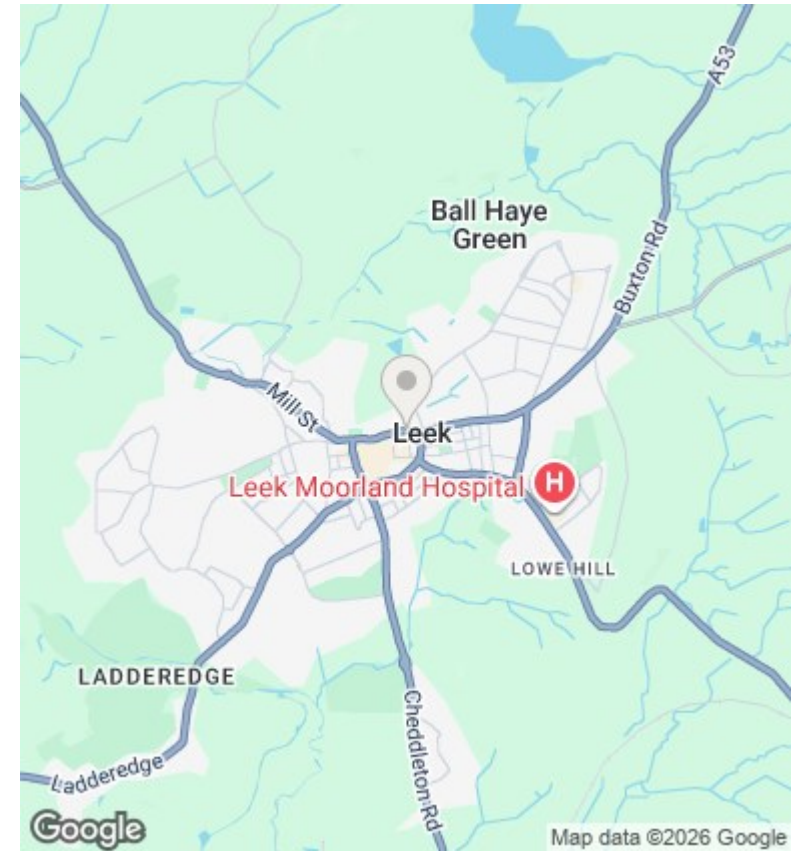
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	