



Pump Street, Leek, ST13 6BJ.
Offers in the Region Of £95,000

Est. 1930
**Whittaker
& Biggs**

Pump Street, Leek, ST13 6BJ.

NEW PRICE** MOTIVATED SELLERS WITH NO CHAIN**
IMPRESSIVE REAR GARDEN**PRICED TO SELL**

Whittaker & Biggs is delighted to present this charming two-bedroom end terrace property, boasting an impressive rear garden. Offered to the market with no upwards chain, this home presents an exciting opportunity for buyers seeking a property with immense potential, although it requires modernisation.

Upon entering, you are greeted by a living room opening to the kitchen, with its staircase leading to the first floor. The first floor accommodates two bedrooms, and a bathroom for convenience.

Externally, the property reveals a generously sized rear garden, perfect for outdoor enjoyment and potential landscaping. Additionally, an outbuilding and storage room provide ample space for various needs, whether it be additional storage or a creative workspace.

Situated in a desirable location, this property offers easy access to local amenities, schools, and transport links, ensuring a convenient and well-connected lifestyle. A viewing comes highly recommended to appreciate the size, plot and potential on offer.

Situation

Situated within a short walk from the town centre, with Brough Park Leisure Centre providing walks around the gardens, swimming baths, tennis courts and bowling green.



Living Room 11' 11" x 14' 4" (3.63m x 4.37m)

Wood door to the front elevation, UPVC double glazed window to the front elevation, radiator, electric fire set on tiled hearth, stone surround, cornicing.

Kitchen 10' 4" x 11' 5" (3.15m x 3.47m)

UPVC double glazed door and window to the rear elevation, staircase to the first floor, understairs storage cupboard, radiator, range of units to the base and eye level, gas cooker point, stainless steel sink unit with drainer, plumbing for washing machine, wall mounted Glow Worm combi boiler.

First Floor

Landing

Loft access.

Bedroom One 12' 0" x 14' 5" (3.67m x 4.39m)

Two UPVC double glazed windows to the front elevation, radiator.

Bedroom Two 10' 2" x 6' 5" (3.09m x 1.95m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom 7' 10" x 4' 6" (2.39m x 1.36m)

UPVC double glazed window to the rear elevation, radiator, panelled bath, lower level WC, pedestal wash hand basin.

Externally

To the rear is stone flagged patio, area laid to lawn, walled and fenced boundaries.



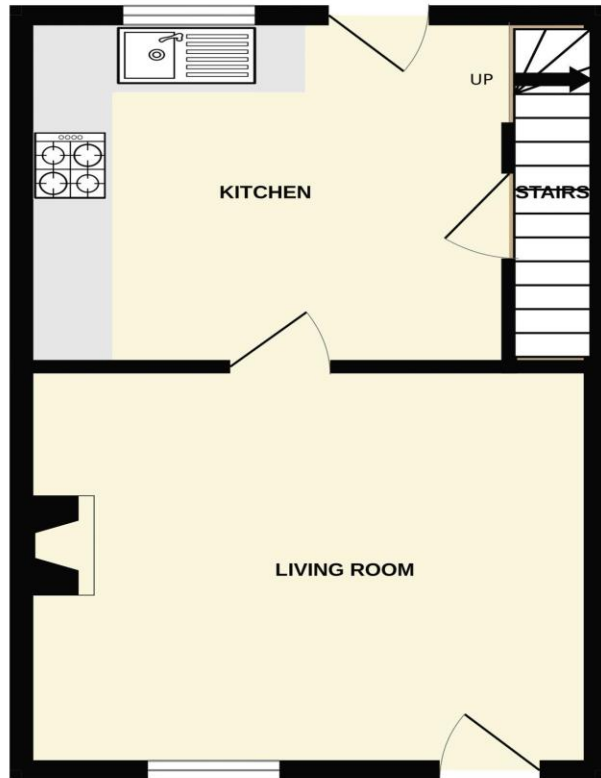
Note:
Council Tax Band: A

EPC Rating: D

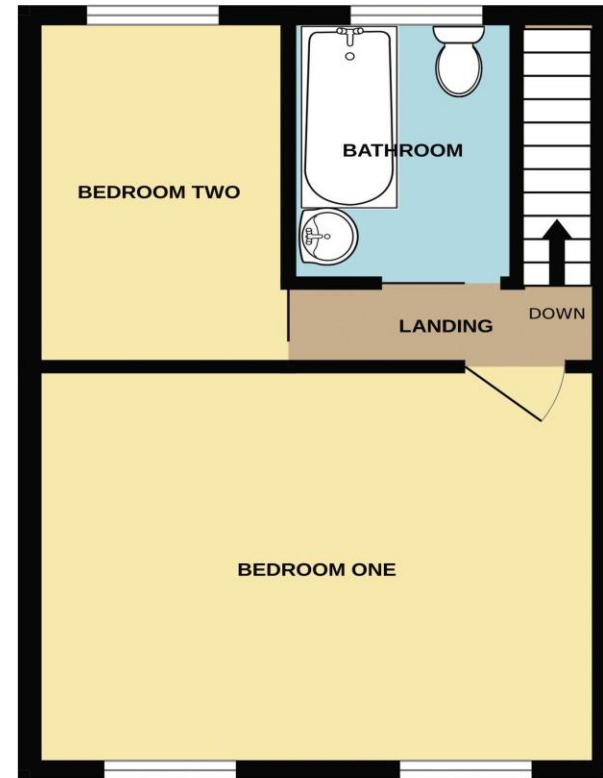
Tenure: believed to be Freehold



GROUND FLOOR



1ST FLOOR



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

From our Derby Street, Leek offices proceed along Ball Haye Street and at the traffic lights continue straight ahead. Follow this road passing the Brough Park Leisure Centre on the left hand side and take the third main turning right into Pump Street and the property is situated on the left hand side identifiable by Whittaker & Biggs For Sale Board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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