



Mount Pleasant, Leek, ST13 5EX.  
Offers in the Region Of £250,000

Whittaker Est. 1930  
& Biggs

# Mount Pleasant, Leek, ST13 5EX.

This spacious two-bedroom detached property is a unique opportunity to purchase a property within walking distance to the town centre, with a spacious driveway for a number of vehicles, 18ft garage and excellent views of the Roaches. The property boasts a well-equipped kitchen, 19ft living/dining room, ensuite and bathroom, cloakroom and low maintenance garden to the frontage.

You're welcomed into the property via the entrance porch, then through to the hallway. The hallway has a useful cloakroom, store and access to the first floor. The living/dining room, incorporates a living flame gas fire, marble style surround, mantle, hearth and ample room for both living and dining furniture. The kitchen is equipped with a good range of units to the base and eye level, AEG fan assisted oven, AEG electric hob, extractor, stainless steel sink, plumbing for a washing machine and space for a free-standing fridge freezer.

To the first floor, the landing has useful airing cupboard. Bedroom one is a generous size, has fitted wardrobes, drawers, bedside tables and access to the ensuite bathroom. Located off the landing is a separate shower room which services bedroom two.

Externally the property is approached by a cobbled street, with gated access to the tarmac driveway and access to the garage. The garage has an electric roller door, power, light and Worcester gas fired boiler. To the frontage is a low maintenance cobbled garden with raised borders and walled boundary.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, views, spacious layout, plot and further potential.

## Situation

Mount Pleasant is situated within easy walking distance of the market town of Leek and within easy commuting distance to Congleton, Macclesfield and the motorway network. Just on the doorstep is Brough Park and the Brough Park Leisure Centre, which offers various leisure activities and walks around the Parkland. The property is also situated to the West end of the town and is within the catchment for the highly regarded Westwood Schools.



**Porch** 11' 11" x 4' 2" (3.62m x 1.28m)

UPVC double glazed door to the side elevation, UPVC double glazed window to the front elevation and a further UPVC double glazed window to the side, power and light.

**Hallway**

Wood front door, glazed windows to the front elevation, stairs to the first floor, radiator, storage cupboard.

**Cloakroom**

Wall mounted basin, low level WC, radiator, extractor fan, shaver point, fully tiled.

**Living/Dining Room** 19' 11" x 13' 0" (6.07m x 3.95m)

Two UPVC double glazed windows to the front elevation, two radiators, marble style hearth, surround and mantle, living flame gas fire.

**Kitchen** 11' 9" x 8' 4" (3.59m x 2.54m)

Range of fitted units to the base and eye level, stainless steel sink with drainer, chrome mixer tap, plumbing and space for a washing machine, AEG fan assisted electric oven, AEG ceramic hob with extractor fan above, UPVC double glazed window to the front, UPVC double glazed window to the side, radiator, tiled splash back, space for a freestanding fridge freezer.

**Landing**

Half landing with Velux window to the rear. The landing has two UPVC double glazed windows to the front and a storage cupboard with radiator.

**Shower Room** 8' 11" x 4' 9" (2.73m x 1.44m) max measurements

Corner shower enclosure with integral Mira fitment, pedestal wash hand basin, low level WC, extractor fan, Velux window to the rear, radiator, shaver point, fully tiled.

**Bedroom One** 17' 10" x 13' 0" (5.44m x 3.97m) max measurements

Two UPVC double glazed windows to the front, one UPVC double glazed window to the side, two radiators, fitted wardrobes, overhead storage and side tables.

**Ensuite** 8' 11" x 4' 11" (2.71m x 1.49m) max measurements

Panel bath, mixer tap with shower attachment, low level WC, pedestal wash hand basin, shaver point, Velux window to the rear, radiator, loft access, fully tiled.

**Bedroom Two** 13' 0" x 11' 6" (3.97m x 3.50m) max measurements

Double glazed window to the front, double glazed window to the side, radiator, built in wardrobe

**Garage** 18' 1" x 16' 4" (5.5m x 4.99m)

Electric roller door, two UPVC double glazed windows to the front, Worcester gas fired boiler, loft access, light and power.

**Externally**

To the front is a patio, walled boundary, courtesy light, cobbled garden with a walled boundary and a raised border. To the side there is gated access with a cobbled path and walled boundary. To the rear/side there is gated access onto a tarmac drive, iron railings, walled boundary.



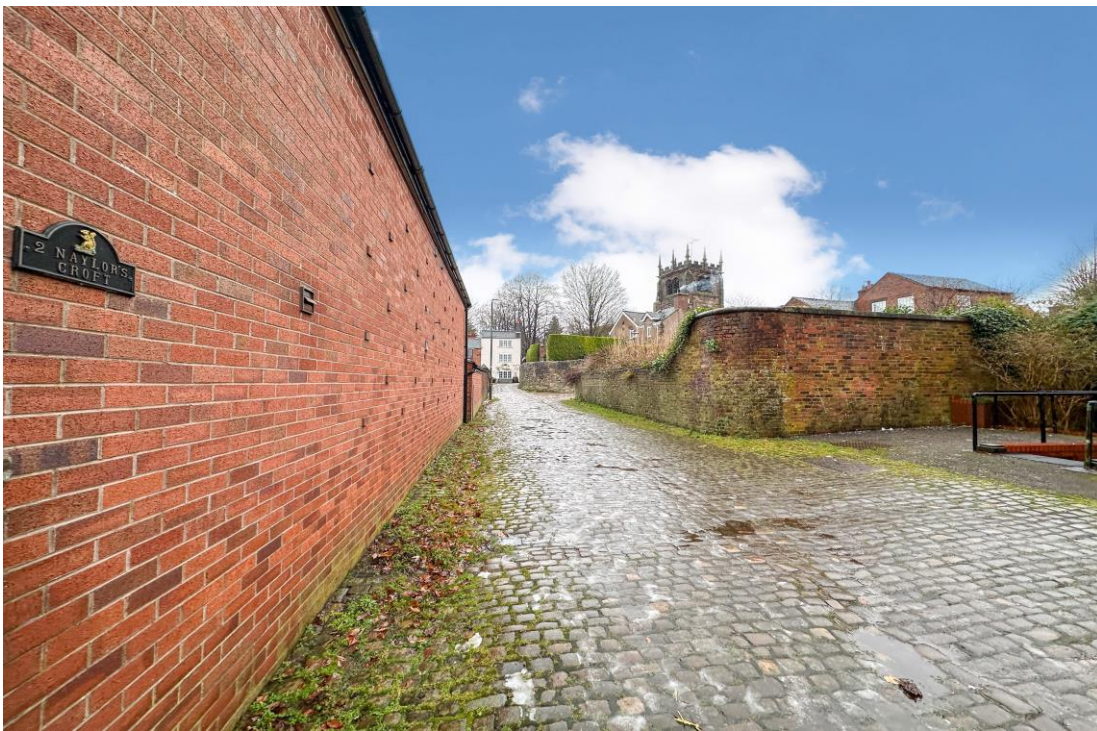
Note:  
Council Tax Band: D

EPC Rating:

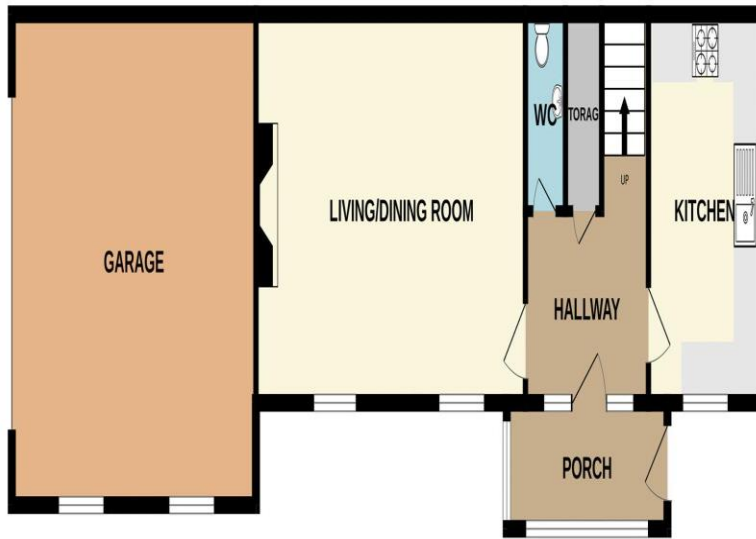
Tenure: believed to be Freehold



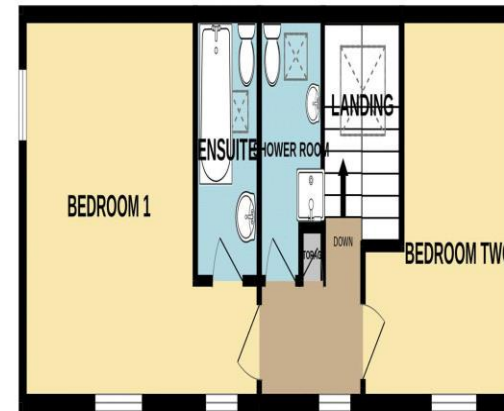




GROUND FLOOR



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

Directions From our Derby Street, Leek office, proceed into Ball Haye Street, and at the traffic lights turn left into Stockwell Street. Follow this road passing St Edwards Church and immediately after the church take the first right into Church Lane. Follow the lane round to the left into Mount Pleasant, where the property is located second on the right hand side with a 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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