



Leonard Street, Leek, ST13 5JP

£130,000

Whittaker & Biggs Est. 1930

## Leonard Street, Leek, ST13 5JP.

This unique two bedroom semi detached cottage is conveniently located within town and just a short walk from the high street. The property has a driveway to the front and gated access, offering off street parking, such a rarity in this location. The cottage is nestled within a private location and is set back from the road, through a gated access. You're welcomed into the cottage through the kitchen, having a good range of fitted units to the base and eye level, gas cooker point, space for a washing machine and stairs to the first floor. Also located on the ground floor is a sizeable living room, with ample room for living room furniture. To the first floor are two bedrooms, with bedroom two having a built in cupboard housing the gas fired boiler which is under manufacturers warranty. The bathroom is also located on the first floor, having panel bath, pedestal wash hand basin and WC. NOTE: For all uncarpeted rooms the vendor will furnish carpets of the purchasers choosing at the vendors expense, subject to agreement between the two parties Externally to the frontage is a quarry tiled covered porch leading to the tarmacadam driveway which extends to the gates and then beyond to the pavement. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, plot, privacy and further potential. NOTE: Picture 11 shows a draft plan, which highlights within the blue line, a guide of the boundary for 2 The Cottages. We believe 2 The Cottages to have a right of access from Leonard Street into the part highlighted in blue. The plan is for illustration purposes only and W&B advise that any prospective purchaser/s undertake further investigations with a conveyancer prior to purchase.

### Situation

This home is just a short walk away from the town centre. Leek town centre benefits from many traditional shops, antique shops and public houses. Various supermarkets and close to schools.



**Kitchen** 11' 6" x 11' 1" (3.50m x 3.38m) max measurements

UPVC double glazed door to the front elevation, two radiators, range of fitted units to the base and eye level, wood double glazed window to the front elevation, under stair storage cupboard, stairs to the first floor, space for washing machine, gas cooker point.

**Living Room** 11' 11" x 11' 7" (3.63m x 3.53m) max measurement

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

## First Floor

### Landing

UPVC double glazed window to the rear elevation, loft access.

**Bedroom One** 11' 7" x 8' 8" (3.54m x 2.63m) max measurements

UPVC double glazed window to the front elevation, radiator.

**Bathroom** 5' 3" x 9' 5" (1.59m x 2.88m)

Panel bath, low level WC, pedestal wash hand basin, radiator, UPVC double glazed window to the front elevation.

**Bedroom Two** 7' 11" x 7' 7" (2.42m x 2.30m) max measurements

Radiator, Upvc double glazed window to the front elevation, cupboard housing gas fired boiler.

### Externally

Externally to the frontage is a quarry tiled covered porch leading to the tarmacadam driveway which extends to the gates and then beyond to the pavement.



Note:  
Council Tax Band: B

EPC Rating: E

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.



## Directions

From our Derby Street, Leek, offices proceed out of the town on the A53 and immediately after Farmfoods take the left hand turning onto Leonard Street. Continue towards the end of Leonard Street and the cottage is set back from the road on the right hand side and can be identified via a Whittaker and 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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