



Britannia Street, Leek, ST13 5EL.  
Offers in the Region Of £132,000

Est. 1930  
**Whittaker**  
**& Biggs**

## Britannia Street, Leek, ST13 5EL.

This two bedroom mid terrace home is conveniently located on the outskirts of town, being just a short walk from the high street. The property boasts two reception rooms, contemporary kitchen, cellar, two double bedrooms, first floor bathroom, forecourt and rear garden area.

You're welcomed into the property via the hallway, having the living room located to the right. The living room incorporates an electric fire and is a light and airy space, having windows to the front and rear. The dining room has ample room for a dining table and chairs, access to the cellar and kitchen. The kitchen has a range of gloss units fitted to the base and eye level, four ring gas hob, electric oven, stainless steel sink, plumbing and space for a washing machine, fridge and access to the rear.

To the first floor are two double bedrooms and the bathroom. The bathroom has both a panel bath and shower enclosure, pedestal wash hand basin, WC and houses the gas fired boiler.

Externally to the frontage is a gated forecourt and to the rear is a decking area.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location and spacious accommodation.

### Situation

Conveniently situated to the West End being just a short stroll away from the town centre and within easy walking distance of all the Westwood Schools. The town boasts many traditional shops with supermarkets to include Sainsburys, Asda and Morrisons to name a few.



### **Entrance Hallway**

UPVC double glazed door to the front elevation, stairs to the first floor.

### **Living Room 11' 9" x 11' 8" (3.58m x 3.56m)**

UPVC double glazed window to the front elevation, UPVC double glazed window to the rear elevation, radiator, electric fire, tiled hearth would mantle.

### **Dining Room 11' 8" x 11' 7" (3.56m x 3.53m)**

UPVC double glazed window to the front elevation, UPVC double glazed window to the rear elevation, radiator, access to the cellar.

### **Cellar 11' 9" x 11' 8" (3.58m x 3.56m)**

### **Kitchen 11' 8" x 5' 8" (3.56m x 1.73m)**

UPVC double glazed window to the front elevation, UPVC double glazed door to the rear elevation, range of fitted base and eye level units, four ring gas hob, electric oven, space and plumbing for washing machine, space for a fridge, radiator.

### **First Floor**

#### **Landing**

UPVC double glaze window to the rear elevation.

#### **Bedroom One 11' 11" x 11' 11" (3.62m x 3.62m)**

UPVC double glazed window to the front elevation, radiator, walk-in wardrobe with UPVC double glazed windows to the front elevation.

#### **Bedroom Two 11' 7" x 8' 10" (3.54m x 2.69m)**

UPVC double glazed window to the front elevation, radiator.

### **Bathroom 12' 0" x 5' 9" (3.66m x 1.76m)**

Panel bath with chrome mixer tap and shower attachment corner shower cubicle with chrome shower fitment, low-level WC, pedestal wash hand basin, radiator, party tiled, UPVC double glazed window to the front elevation, cupboard housing the gas fired boiler.

### **Externally**

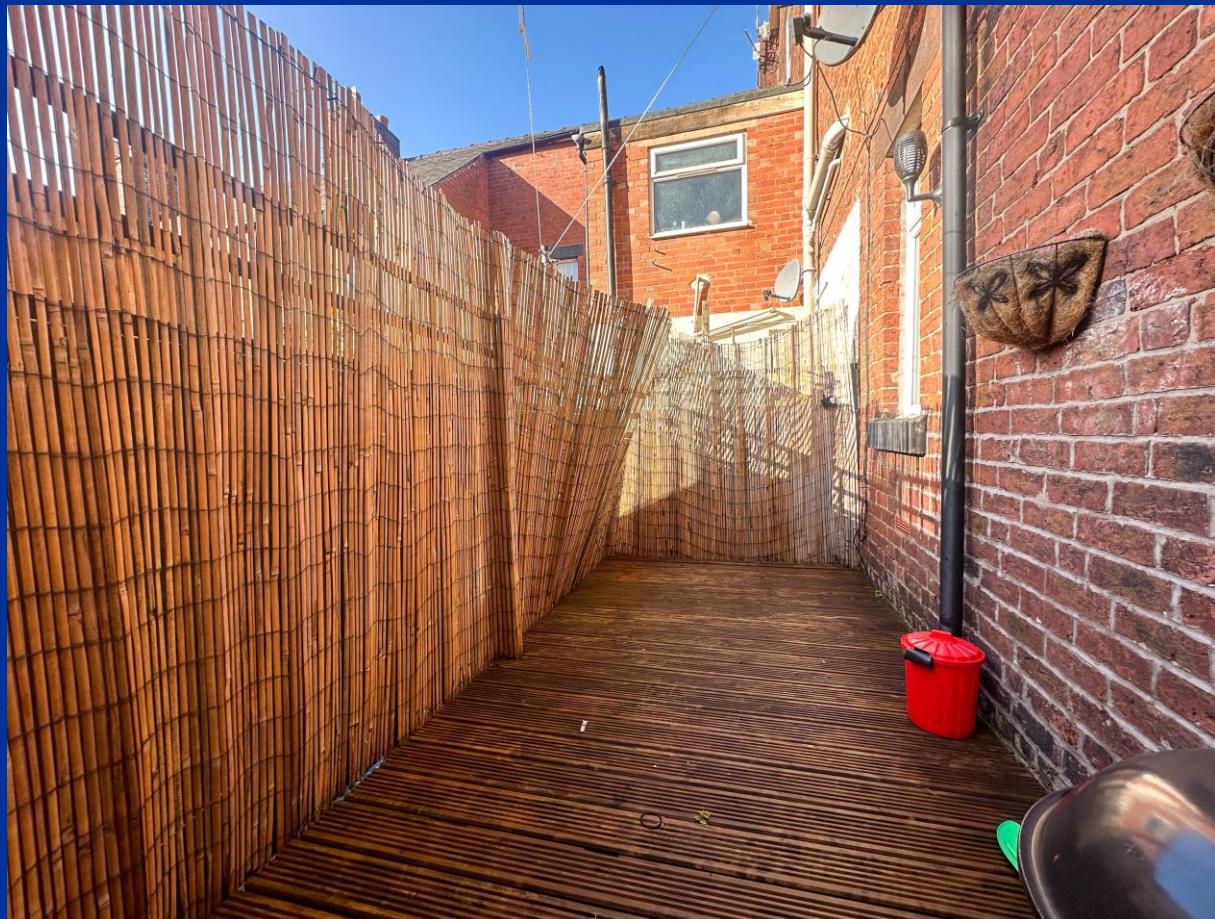
Gated forecourt to the front, decked area to rear. Brick built outhouse.



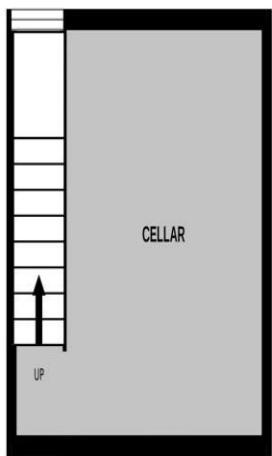
Note:  
Council Tax Band: B

EPC Rating: D

Tenure: believed to be Freehold



CELLAR



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 Office proceed along Ball Haye Street and at the traffic lights turn left onto Stockwell Street. Follow this road passing the old church on the right hand side and as the road forks take the left hand fork into West Street. Follow this road taking the first turning left into Salisbury Street and take the first turning right into Britannia Street. Continue along the road where the property is situated on the left hand side identifiable by a 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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