



Portland Street, Leek, ST13 6LA.  
£169,950

Est. 1930  
**Whittaker  
& Biggs**

# Portland Street, Leek, ST13 6LA.

This two bedroom mid terrace property is ideally situated in Leek within close proximity to the town centre.

You are welcomed into the property via the hallway with the dining room / study to the front of the property, this room has a large bay window and the stairs to the first floor.

Next is the lounge which features a living flame electric fire with tiled hearth and wood surround.

At the rear of the property is the galley kitchen which leads to the conservatory.

The kitchen is equipped with an integral ceramic hob, integral electric fan assisted oven and has space and plumbing for both a washing machine and a slimline dishwasher.

The conservatory is a UPVC double glazed construction with a tiled floor and a wall with exposed brickwork.

To the first floor there are two well proportioned bedrooms and a bathroom to the rear which is large enough to house a bath and a separate shower enclosure with rainfall showerhead.

Externally, the rear courtyard is laid to gravel with stone flagging for ease of maintenance.

A viewing is highly recommended to appreciate this home with its large first bathroom, conservatory and convenient location.



## Ground Floor

### **Hallway 11' 8" x 3' 4" (3.55m x 1.02m)**

Composite double glazed door to the frontage, under stairs storage cupboard.

### **Dining Room 12' 2" x 7' 7" (3.7m x 2.3m)**

UPVC double glazed bay window to the frontage, radiator, stairs to the first floor.

### **Living Room 15' 9" x 11' 3" (4.8m x 3.42m)**

UPVC double glazed window to the rear, radiator, living flame electric fire, tiled hearth, wood surround.

### **Kitchen 13' 9" x 6' 0" (4.19m x 1.82m)**

2 UPVC double glazed windows to the side aspect, solid oak door to the side aspect, wood glazed door to the rear, range of units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine and slimline dishwasher, integral Lamona ceramic hob, extractor hood, integral Lamona electric fan assisted oven, space for a free standing fridge-freezer, radiator.

### **Conservatory 7' 7" x 6' 8" (2.32m x 2.02m)**

UPVC double glazed construction, polycarbonate roof, UPVC double glazed door to the rear, tiled floor.

## First Floor

### **Landing**

Loft access.

### **Bedroom One 12' 4" x 10' 4" (3.75m x 3.14m)**

UPVC double glazed window to the frontage, radiator, built in bookcase.

### **Bedroom Two 10' 3" x 6' 8" (3.12m x 2.02m)**

UPVC double glazed window to the rear, radiator, over stairs storage.

### **Bathroom 13' 9" x 5' 11" (4.19m x 1.81m)**

UPVC double glazed window to the rear, panel bath, chrome mixer tap and handheld shower attachment, low level WC, vanity wash hand basin, chrome mixer tap, separate shower enclosure, chrome rainfall shower head, chrome wall mounted taps, chrome handheld shower attachment, radiator.

### **Externally**

To the rear, area laid to gravel, flagged patio, gated access, timber shed, fence boundary.



Note:

Council Tax Band: A

EPC Rating: TBC

Tenure: Believed to be Freehold











## Directions

From our Derby Street Leek office take the A523 Ashbourne Road out of the town, follow this road and take the third turning left into Portland Street where the property is situated on the right hand side identifiable by a Whittaker & Biggs for sale board.

## Situation

This property is ideally situated within easy walking distance of the busy market town of Leek. The town provides many traditional shops, public houses and antique shops, along with various supermarkets to include Morrisons and Sainsbury's.

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