



14 Picton Street, Leek, ST13 8AX

Asking Price £139,950

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Situated on Picton Street, within easy walking distance of Leek town centre, this beautifully presented two-bedroom terraced property offers an excellent opportunity for first-time buyers and buy-to-let investors alike. Maintained to a superb standard throughout, the property combines comfortable living accommodation with a generous rear garden and a convenient location.

Upon entering the property, you are welcomed into a spacious and inviting living room positioned at the front of the house, providing an ideal space to relax and unwind. To the rear, the open-plan kitchen and dining room offers a practical and sociable setting, perfect for everyday living and entertaining guests.

To the first floor are two well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation ideally suited to a couple, small family or those looking to take their first step onto the property ladder.



Council Tax Band: A



Living Room

12'8" x 11'1"

Upvc double glazed window and door to the front, radiator, electric fire, marble style hearth, surround, composite mantle.

Kitchen/Dining Room

16'4" x 11'0" max measurements

Range of fitted units to the base and eye level, Upvc double glazed door and window to the rear, electric cooker, stainless steel extractor, stainless steel sink, drainer, stairs to the first floor, radiator.

First Floor

Landing

Loft access, built in cupboard.

Bedroom One

12'9" x 11'2" max measurements

Upvc double glazed window to the front, radiator.

Bedroom Two

8'3" x 5'6"

Upvc double glazed window to the rear, built in cupboard, radiator.

Bathroom

4'2" x 4'0"

Panel bath, mixer tap with shower attachment, corer pedestal wash hand basin, mixer tap, low level WC, tiled, extractor, Upvc double glazed window to the rear and side.

Externally

Externally to the rear, yard area with walled boundary, outside water tap. Are laid to lawn, well stocked borders, fenced boundary, gravel area.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AI Image Enhancement Disclaimer

Photographs contained within these particulars may have been enhanced or optimised using AI-assisted software to improve visual presentation. No material features of the property have been added, removed, or altered. Images should be used as a guide only and do not form part of any offer or contract. Interested parties should verify all information through personal inspection and professional enquiries where appropriate.





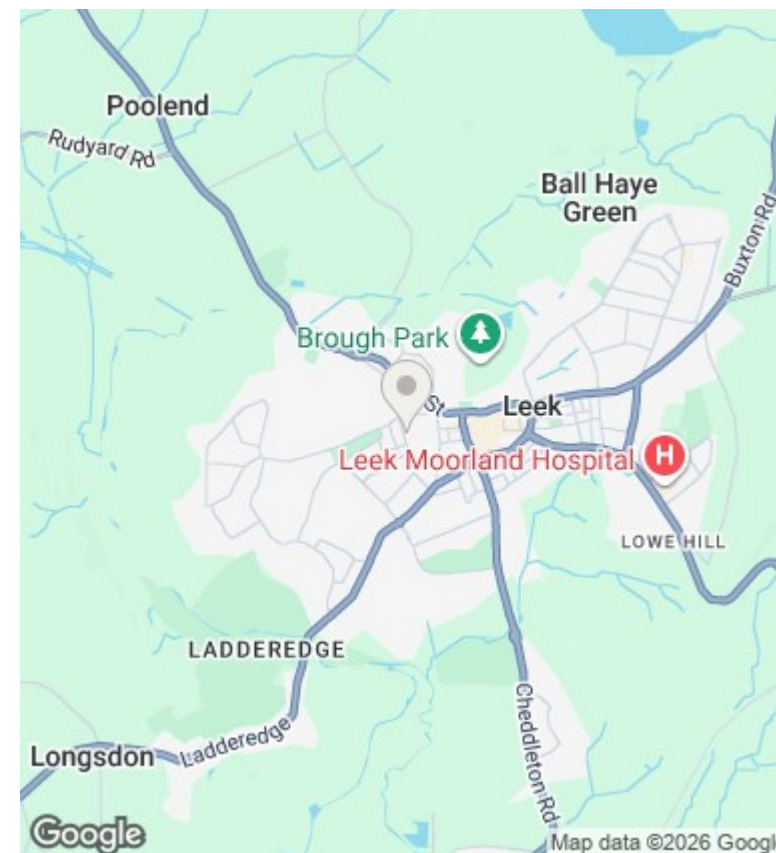


Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for residential purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capacity or efficiency can be given. Made with Mapbox, 2025

Directions

Photo Editing Disclaimer:

Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.



Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC