



57 Newcastle Road, Leek, ST13 5RT

£450,000

- Selling with NO CHAIN, allowing for a smoother purchase process.
- Impressive semi-detached residence offering substantial and versatile family accommodation.
- Five generously sized bedrooms arranged across the upper floors.
- Spacious living accommodation spread over three storeys, complemented by a useful cellar for storage.
- Three reception rooms, ideal for family living, home working and entertaining.
- Contemporary family bathroom together with an en-suite shower room to the principal bedroom.
- Private driveway providing convenient off-road parking.
- Extensive south-east facing rear garden enjoying excellent levels of sunshine throughout the day.
- Raised sun terrace and timber summerhouse, perfect for outdoor dining, entertaining and relaxation.
- Energy-efficient features including an air source heat pump and solar photovoltaic panels.

57 Newcastle Road, Leek ST13 5RT

Selling with NO CHAIN, Whittaker & Biggs are delighted to present this substantial semi-detached family home, offering spacious and versatile accommodation arranged over three storeys, together with a useful cellar. Boasting five well-proportioned bedrooms and three reception rooms, the property provides an abundance of living space ideally suited to growing families or those seeking flexible work-from-home opportunities.

The ground floor offers a wealth of character and practicality, with three reception rooms catering for a variety of uses including formal entertaining, family living and dining. The generous accommodation continues across the upper floors, where five bedrooms are complemented by a contemporary family bathroom and an en-suite shower room serving the principal bedroom.



Council Tax Band: D



Location

Situated on the sought-after Newcastle Road, this property enjoys a convenient position within easy reach of Leek town centre and its excellent range of shops, schools, cafés and leisure facilities. The location benefits from good commuter links via the A53, whilst also providing easy access to the beautiful Staffordshire Moorlands countryside and the Peak District, making it ideal for those seeking both convenience and outdoor recreation.

Ground Floor

Hallway

20'4" x 6'0"

Composite double glazed door with sidelight and transom windows to the frontage, two UPVC double glazed windows to the side aspect, radiator, stairs to the first floor, internal glazed window.

Sitting Room

14'2" x 13'10" not into bay window

UPVC double glazed bay window to the frontage, gas fire, marble hearth and surround, wood mantle, radiator.

Snug

11'1" x 10'1"

UPVC double glazed bay window to the rear, radiator.

Dining Room

13'5" x 11'6"

UPVC double glazed French doors to the rear, two radiators, understairs larder cupboard with power and light.

Kitchen

12'7" x 7'3" max measurement

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, base units, cooker point, composite sink and a half with drainer, chrome mixer tap, stairs to the cellar.

WC

7'5" x 3'2"

Wall-mounted wash hand basin, chrome taps, low-level WC, chrome ladder radiator.

First Floor

Landing

13'10" x 9'6"

Stairs to the second floor.

Bathroom

11'9" x 6'10"

Two Velux skylights, L-shaped bath, chrome mixer tap, electric Triton shower over, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, standard radiator, inset ceiling spotlights, extractor fan.

Bedroom One

14'2" x 14'0"

UPVC double glazed window to the frontage, radiator, ensuite off.

En-suite

7'9" x 6'6"

UPVC double glazed window to the frontage, quadrant shower enclosure, electric Triton shower, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, standard radiator, inset ceiling spotlights.

Bedroom Two

13'7" x 11'8" max measurement

UPVC double glazed window to the rear, radiator.

Bedroom Three

13'7" x 11'0" max measurement

UPVC double glazed window to the rear, two UPVC double glazed windows to the side aspect, radiator.

Second Floor

Landing

12'7" x 6'4"

Velux skylight to the side aspect.

Bedroom Four

14'1" x 10'7"

UPVC double glazed window to the frontage, ornamental cast iron fireplace.

Bedroom Five

13'6" x 9'9"

UPVC double glazed window to the rear.

Cellar

11'4" x 10'2"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, sink unit, power and light.

Boiler Room

7'11" x 4'6"

Tempest heat pump water cylinder and expansion tanks.

WC

5'4" x 2'11"

Low level WC, window to the rear.

Store Room

11'0" x 4'11"

UPVC double glazed window to the side aspect, electric meter.

Externally

To the frontage, gravel driveway, area laid to lawn, mature trees, hedge and wall boundary.

To the rear, area laid to lawn, hedge boundary, mature trees and shrubs, timber shed, timber summer house, sun terrace.

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.

Boundary Disclaimer

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TOTAL FLOOR AREA: 2179 sq.ft. (202.5 sq.m.) approx.

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

Viewings

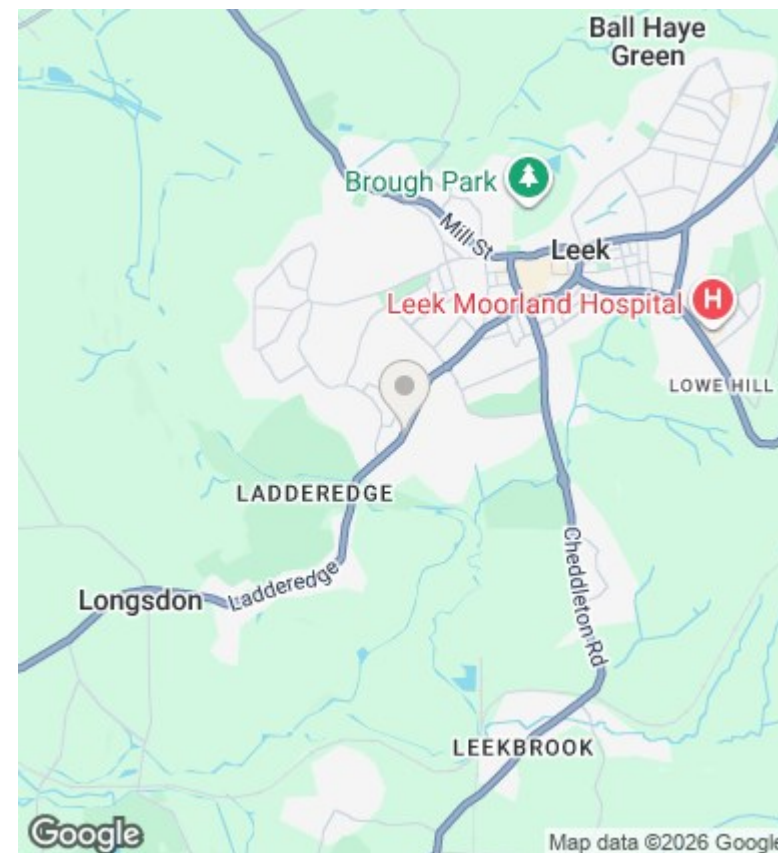
Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC