Crowther | Key

SALES







£149,995

2

1

7 Waterloo Street
Leek ST13 8AS









Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation

Location

The property is situated on Waterloo Street in the Leek South area, within a short walk — approximately a third of a mile — of the centre of Leek, the historic market town known as the “Queen of the Moorlands” in the Staffordshire Moorlands, on the south-western edge of the Peak District. The town centre offers an excellent range of independent shops, cafés and restaurants, together with its renowned markets and antiques quarter, while a good choice of schooling, including Leek High School and Westwood College, is close at hand. Excellent road links via the A53 provide access towards Buxton and Stoke-on-Trent, and the open countryside of the Peak District and the Churnet Valley is right on the doorstep.

Ground Floor

Lounge — 11'1" × 9'2" (3.38m × 2.79m)
uPVC front door, uPVC double glazed window, radiator and built-in cupboards.

Dining Room — 13'7" × 11'1" (4.14m × 3.38m)
Living flame gas fire, radiator, uPVC double glazed window and stairs rising to the first floor.

Kitchen — 10'4" × 4'9" (3.15m × 1.45m)
A range of attractive fitted units with rolled-edge worktops and matching wall cupboards. Stainless steel four-ring gas hob, extractor hood, built-under stainless steel electric oven/grill, stainless steel sink unit, integrated fridge, plumbing for a washing machine, uPVC double glazed window, uPVC door to the rear and the Worcester Greenstar combi boiler.

Bathroom
Panelled bath with electric shower unit over, pedestal wash basin, low flush WC, chrome heated towel rail and a uPVC double glazed window.

First Floor

Bedroom One — 11'2" × 10'1" (3.40m × 3.07m)
uPVC double glazed window, double radiator and a built-in wardrobe.

Bedroom Two — 9'10" × 9'2" (3.00m × 2.79m)
uPVC double glazed window, double radiator and two sets of built-in wardrobes.

Outside

A low-maintenance, fully paved rear yard with a small area of artificial turf.

Buyer ID Checks – Under anti-money laundering rules, every buyer must have their identity checked before a sale can go ahead. When your offer on a Crowther Key property is accepted, we’ll ask each buyer to complete a quick digital ID check through our partner, Thirdfort, and we’ll keep your details under review until completion. This only confirms who you are. It’s not a credit check, so your credit file won’t be affected. There’s a charge of £30.00 including VAT for each buyer. This is payable at the point your offer is agreed, and we’ll issue the memorandum of sale once it’s paid. By going ahead with your offer, you agree to these checks being carried out. The fee is non-refundable.

Important Notice

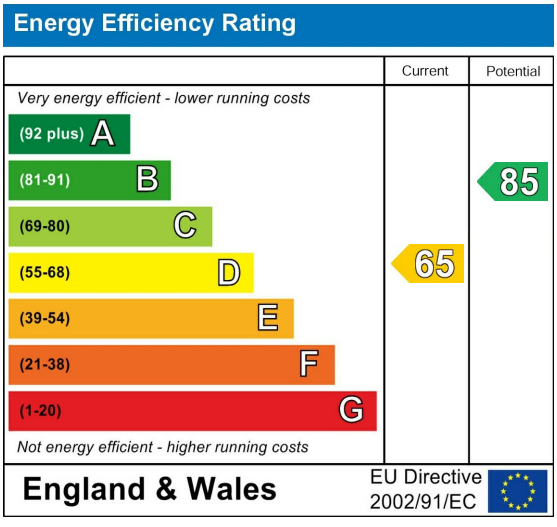
These particulars are intended as a general guide only and do not form any part of an offer or contract. While every care has been taken in their preparation, their accuracy is not guaranteed and they should not be relied upon as statements of fact. All measurements are approximate and given as a guide only. None of the services, appliances or fittings have been tested and no warranty is given as to their condition or working order. Prospective purchasers must satisfy themselves by their own enquiries or inspection. The vendor has confirmed and approved these details prior to publication. These particulars are produced in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (which replaced the Property Misdescriptions Act 1991).

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.
Made with Metropix ©2026



CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk