



26 Leek Road

Stockton Brook



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

26 Leek Road
Stockton Brook
Staffordshire, ST9 9NN

This property is very prominently located at Stockton Brook crossroads and consists of substantial premises, having commercial usage currently let to the front and separate spacious living accommodation to the rear, which although currently classed as commercial, has full planning permission granted to convert to its former residential use (copy of the planning permission can be inspected at the Agent's Leek office). In addition, there is a large garage/workshop facility to the rear and good size gardens.

This is a property which would be ideal for those requiring a good sized family house and garden, with the commercial part at the front bringing in a useful income, or alternatively may well be suitable for investors.

There may well also be further potential to some form of development in the garage and gardens, again subject to any necessary consents.

Offers in the region of: £315,000



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TBA



Leek Office - 01538 383344



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**BURY &
HILTON**
EST. 1978





Accommodation

COMMERCIAL PREMISES TO FRONT

Shop Premises 31' average x 11'8 (9.45m average x 3.56m)

Inner Lobby

Kitchen 6'6 x 5'3 (1.98m x 1.60m) With TOILET off.

Stairs down to Lower Hall

Treatment Room 9'11 x 7'10 (3.02m x 2.39m)

Treatment Room 10'4 x 10'5 (3.15m x 3.18m)

LIVING ACCOMMODATION TO REAR consists of:-

Reception Hall

With radiator and carpet.

Cloakroom

With WC and wash basin. Radiator.

Lounge 16' x 15'3 max (4.88m x 4.65m max)

With attractive cast iron fireplace with tiled surround. Radiator. French windows.

Dining Kitchen 15'9 x 13'11 (4.80m x 4.24m)

Fully fitted with a range of units consisting of sink unit, base units, granite working surfaces and incorporating a split level cooker. Plumbing for automatic washing machine. Spotlighting. Feature brick fire recess. Radiator.

Stairs to Landing

With fitted carpet.

Bedroom One 13'9 x 15'6 (4.19m x 4.72m)

With walk-in wardrobe. Feature cast iron fireplace. Radiator. Fitted carpet.

Bedroom Two 14'0" av x 12'0" av (4.27m av x 3.66m av)

With radiator. Fitted carpet.





Bedroom Three 7'11 x 6'9 average (2.41m x 2.06m average)
With radiator. Fitted carpet.

Bathroom 12'2 x 8'4 (3.71m x 2.54m)
With suite comprising bath, wash basin and WC. Fitted cupboards housing gas central heating boiler. Radiator.

Outside
Double gated access to the side of the property gives access into good size gardens and driveway which in turn leads to a LARGE GARAGE/STORE 46'6 AVERAGE x 16' with power and lighting connected. Access into the garage is also gained off the main road around the back of the adjoining properties.

Services
All mains services connected.
Gas central heating to the rear part of the building.
Hardwood double glazing.

Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale
This property is to be sold by Private Treaty

Agents Note;
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

Awaiting EPC graph and floor plan



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