

14 Albion Street, Leek, Staffordshire ST13 5NL

Price: Offers Over £140,000

- Former Weavers Cottage full of character
- Walking distance to the town centre
- Flexible accommodation over three floors
- Located on a cobbled street within a
- Bathroom with bath and a double shower
- Two outbuildings and a separate garden area

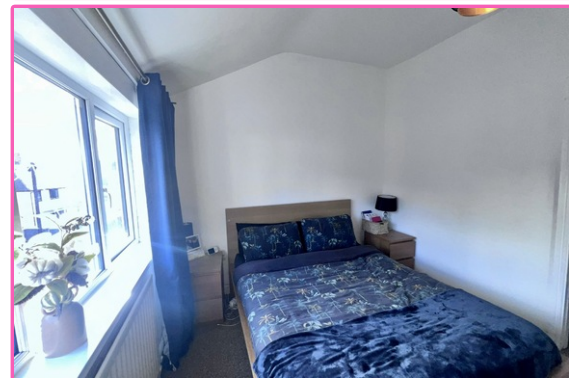
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A property that offers spacious accommodation that can be configured to suit many living requirements. Situated close to local amenities and within walking distance of the town centre, 4 Albion Street allows you modern living whilst retaining character and charm. The former Weavers Cottage is ranged over three levels, and on the ground floor a reception room and the kitchen/diner. The first floor has two rooms, one currently used as the lounge, and the second a large double bedroom. On the third floor where we have a double bedroom with the wonderful Weavers Cottage window, the bathroom and the single bedroom / Study. Benefitting from gas central heating and uPVC double glazing throughout this would be a great first home, or equally appealing to landlords.

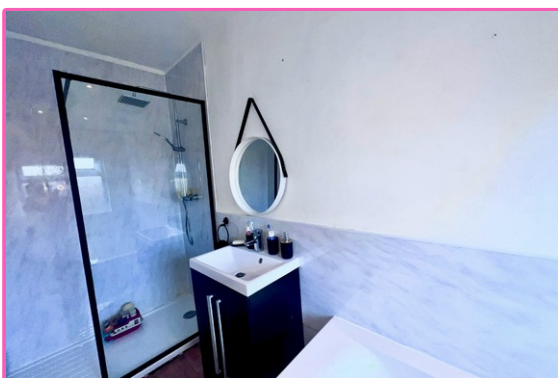
Externally the property has two rear outbuildings useful for storage, and an additional W.C. There is a garden area a short distance away from the property, that is fenced and would make a great space for a play area, or outdoor dining / BBQ area.

Internal inspection is essential to appreciate the property and the flexibility available with the configuration. Call now to arrange a viewing.



Lounge / Dining Room: 12'2" x 11'9"

Laminate flooring covering. Stairs off to the first floor. Steps down to the Kitchen / diner. Radiator. uPVC door and window to the front elevation.



Kitchen Diner: 11'11" x 11'11"

A range of hand-made units including a larder cupboard and a quirky built-in cupboard on the chimney breast wall. Granite worksurfaces incorporating a Belfast Sink. Part tiled walls. Plumbing for an automatic washing machine. Wall mounted gas fired Combi boiler. Ceramic tiled flooring, uPVC window and door to the rear aspect.



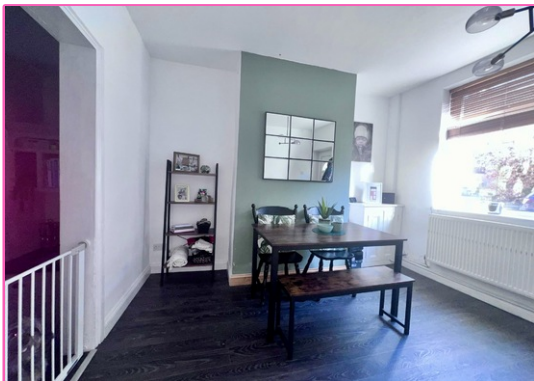
Bedroom One / Lounge: 11'9" x 9'8"

Currently utilised as the family lounge, but easily could become a bedroom. Wood panelled wall. Stairs off to the second floor. Radiator. Window to the front elevation.



Bedroom Two: 11'11" x 12'0"

A spacious double bedroom with a window to the rear elevation offering views over the town. Radiator.



Bedroom Three: 11'8" x 9'6"

Radiator. Weavers windows to the front elevation.



Dressing Room / Study: 6'2" x 11'10"

Laminate floor covering. Radiator. Window to the rear elevation. Loft access hatch.



Bathroom:

A full suite comprising of a panelled bath, low level W.C and a Vanity unit incorporating the sink. A double sixed shower cubicle, having mermaid boarding and a glass screen. Chrome towel radiator. Obscure glazed window to the rear elevation.

Floor Plan



EPC



Notes

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