



31 Regent Street, Leek, Staffordshire, ST13 6LU

Offers In The Region Of £380,000

- Period property
- Driveway
- EPC rating D
- 4 bedrooms
- Separate garage / studio
- NO UPPER CHAIN!!
- 3 reception rooms
- Galleried landing

31 Regent Street, Leek ST13 6LU

This beautiful period property is situated on the outskirts of Leek Market Town, has three reception rooms, four double bedrooms, kitchen with utility, cellar, garage / studio and galleried landing.

You are welcomed into the property via the porch which has original wood glazed double doors.

The hallway houses the stairs to the first floor and provides access to the cellar below.

There are three large reception rooms, two of which have open fires with the dining room having a feature fire surround. All benefit from wood double glazed sash windows.

Moving on to the kitchen, there is a beautiful Aga range cooker as well as an integral Hotpoint electric oven, grill and five ring gas hob. There is space for an American style fridge freezer and the room also benefits from built in storage cupboards.

Beyond the kitchen is the utility room with plenty of extra workspace, as well as space and plumbing for both a washing machine and dishwasher and space for a tumble dryer. The wall mounted, gas fired Worcester boiler is located here and there is access to the rear garden.



Council Tax Band: C



Ground Floor

- Size : -

Porch

5'11" x 0'4"

Wood glazed double doors to the frontage, wood glazed windows to the side. - Size : - 5' 11" x 0' 4" (1.80m x .096m)

Hallway

5'11" x 14'10" Max measurement

Wood glazed door to the frontage, stairs to the first floor, radiator, tiled floor. - Size : - 5' 11" x 14' 10" (1.80m x 4.52m) Max measurement

Sitting Room

14'6" x 13'11"

Wood double glazed sash window to the frontage, wood double glazed sash window to the side aspect, wood flooring, open fire, tiled hearth and surround, wood mantel, radiator. - Size : - 14' 6" x 13' 11" (4.41m x 4.23m)

Dining Room

14'6" x 10'9"

Wood double glazed sash window to the frontage, ceramic fire, brick surround, tiled hearth, wood mantel, radiator, wood flooring. - Size : - 14' 6" x 10' 9" (4.43m x 3.28m)

Kitchen

14'3" x 10'10" Max measurement

Wood double glazed sash window to the side aspect, range of units to the base and eye level, Aga range cooker, integral Hotpoint electric fan assisted oven, integral Hotpoint grill, integral 5 ring gas hob, stainless steel circular sink, chrome mixer tap, built in storage cupboard, space for an American style fridge freezer, tiled floor. - Size : - 14' 3" x 10' 10" (4.35m x 3.31m) Max measurement

Utility room

9'0" x 9'5"

Wood glazed door to the side aspect, wood glazed window to the side aspect, units to the base and eye level, stainless sink unit, chrome mixer tap, space and plumbing for a dishwasher,

space and plumbing for a washing machine, space for a tumble dryer, wall mounted gas fired Worcester boiler, tiled floor. - Size : - 9' 0" x 9' 5" (2.74m x 2.88m)

Study

11'10" x 8'8"

Wood double glazed sash window to the side aspect, wooden flooring, open fire, tiled hearth and surround, wood mantel. - Size : - 11' 10" x 8' 8" (3.60m x 2.65m)

WC

7'5" x 4'0"

Wood glazed window to the rear, low level WC, pedestal wash hand basin, chrome taps, shaver point, part tiled, built in storage cupboards. - Size : - 7' 5" x 4' 0" (2.25m x 1.22m)

Cellar

13'11" x 13'2"

Housing the gas meter. - Size : - 13' 11" x 13' 2" (4.25m x 4.02m)

First Floor

- Size : -

Landing

25'7" x 6'0" Max measurement

Wood glazed sash window to the frontage, radiator. - Size : - 25' 7" x 6' 0" (7.80m x 1.82m) Max measurement

Bedroom One

14'6" x 13'11"

Wood glazed sash window to the frontage, cast iron open fire, tiled surround, wood mantel, radiator. - Size : - 14' 6" x 13' 11" (4.41m x 4.23m)

Bedroom Two

14'6" x 10'7"

Wood glazed sash window to the frontage, built in storage cupboard, radiator. - Size : - 14' 6" x 10' 7" (4.41m x 3.22m)

Bedroom Three

13'0" x 11'9"

Wood glazed sash window to the side aspect, radiator. - Size : - 13' 0" x 11' 9" (3.96m x 3.59m)

Bedroom Four

10'7" x 9'9"

Wood glazed sash window to the side aspect, radiator. - Size : - 10' 7" x 9' 9" (3.22m x 2.98m)

Shower Room

9'0" x 9'0"

Wood glazed sash window to the side aspect, shower enclosure, Triton digital remote controlled shower system, pedestal wash hand basin, chrome mixer tap, low level WC, shaver point, extractor fan, airing cupboard housing the water tank, built in storage cupboard, radiator. - Size : - 9' 0" x 9' 0" (2.75m x 2.74m)

Laundry Room

4'9" x 3'7"

Wood glazed window to the side aspect, radiator, shelving, Triton single outlet digital mixer processing unit. - Size : - 4' 9" x 3' 7" (1.45m x 1.08m)

Externally

To the frontage, walled boundary with iron fencing, paved, well stocked borders, concrete driveway to the front of the garage, concrete driveway to the side of the garage.

To the rear, walled boundary, paved patio, well stocked borders, outbuilding with storage. - Size : -

Garage

18'4" x 9'9"

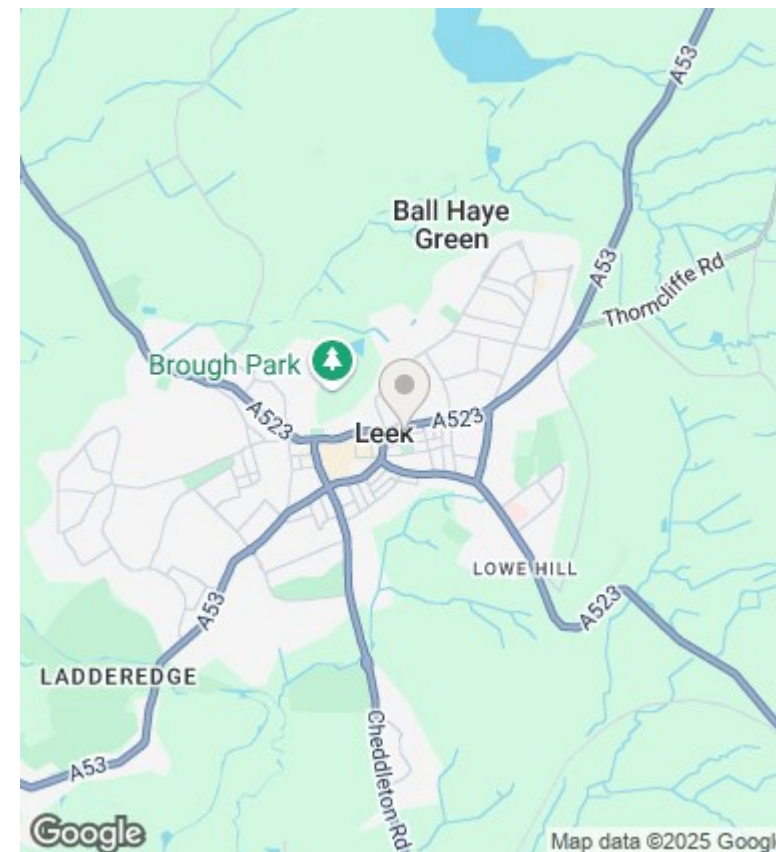
UPVC double glazed French doors to the frontage, 2 x UPVC double glazed sidelight windows, wood pedestrian door to the side aspect, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, power and light. - Size : - 18' 4" x 9' 9" (5.58m x 2.98m)







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

From our Derby Street, Leek, offices proceed into Ball Haye Street, taking the second turning right into Regent Street where the property is situated on the left hand side identifiable by a Whittaker & Biggs for sale board.

Viewings

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

Council Tax Band

C

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	