



Stockwell Street, Leek, ST13 6DH
OIRO £150,000

Whittaker ^{Est. 1930}
& Biggs

Stockwell Street, Leek, ST13 6DH

This deceptively spacious four bedroom terraced home is ideally located within close proximity to the town centre, has accommodation over three floors, plus a cellar and garden to the rear.

The property is in need of modernisation, but offers so much potential and boasts two reception rooms, hallway, contemporary shower room, 18ft bedroom to the second floor and useful cellar, ideal for storage.

You're welcomed into the property via the porch, then hallway, both having minton tiled floors. The living room is located to the frontage, having two recesses and double doors through to the dining room.

The dining room has a feature gas fireplace, patio doors to the yard and access to the kitchen. A good range of units are fitted within the kitchen, having space and plumbing for a washing machine, electric cooker point, access to the rear yard and cellar.

Power and light are connected within the cellar and this room has lots of potential, (subject to the relevant approval).

To the first floor the landing provides access to two bedrooms and the shower room. The modern shower room incorporates a walk in shower with chrome fitment, vanity wash hand basin with storage and low level WC.

To the second floor are a further two well proportioned bedrooms. Externally to the rear is a yard area, timber shed, garden store and further garden laid to patio, well stocked with fenced boundary.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the potential, convenient location and spacious accommodation.

Situation

Ideally situated within a very short distance of Leek town centre. Close to all the town centre shops and amenities and also within a short walk away is the popular Brough Park Leisure Centre providing access to swimming baths, tennis courts, bowling green and walks around the parkland. Easy commuting distance to Ashbourne, Buxton, Macclesfield and Stoke-on-Trent.



Entrance Porch

Wood door to the front elevation with a glazed window above, Minton tiled floor.

Entrance Hall

Minton tiled floor, radiator, stairs to the first floor.

Living Room 11' 11" x 14' 2" (3.62m x 4.32m)

UPVC double glazed window to the front elevation, radiator, feature wood beams and corncicing.

Dining Room 11' 4" x 14' 2" (3.46m x 4.32m)

Radiator, built in display cabinet with shelving, patio doors to the rear elevation, gas fire set on stone style hearth, surround and mantle, built in shelving into the recess.

Kitchen 8' 7" x 11' 9" (2.62m x 3.57m)

Range of fitted units to the base and eye level, UPVC double glazed window to either side and to the rear elevation, UPVC double glazed door to the side elevation, radiator, electric cooker point, space for washing machine, composite sink with mixer tap and drainer, stairs down to the cellar.

Cellar 11' 4" x 13' 8" (3.45m x 4.16m)

Window to the front elevation, light and power connected.

First Floor

Landing

UPVC double glazed window to the rear elevation, radiator, airing cupboard housing immersion heated tank, stairs to the second floor.

Shower Room 7' 10" x 11' 11" (2.40m x 3.64m)

Walk in double shower cubicle, chrome fitment, shower attachment, low level WC, vanity wash hand basin with storage beneath, chrome heated ladder radiator, UPVC double glazed window to the rear elevation.

Bedroom Two 12' 0" x 12' 2" (3.66m x 3.70m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Four 12' 0" x 6' 0" (3.67m x 1.83m)

UPVC double glazed window to the front elevation.

Second Floor

Landing

UPVC double glazed window to the rear elevation, loft access.

Bedroom One 12' 7" x 18' 6" (3.83m x 5.63m)

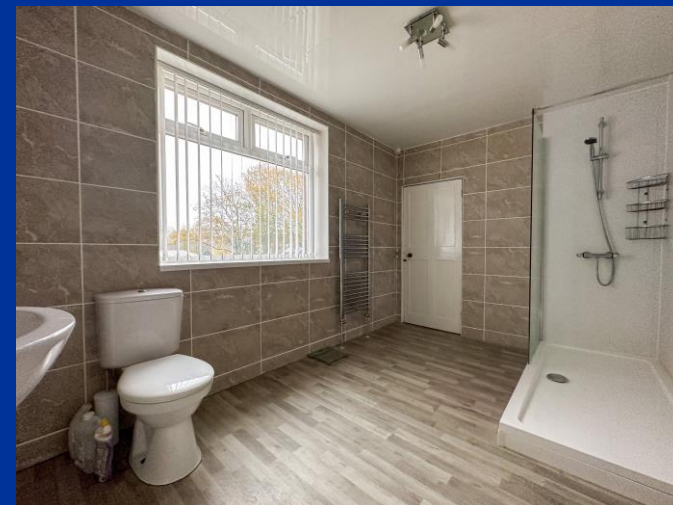
Built in cupboards, feature fireplace, radiator, two UPVC double glazed windows to the front elevation.

Bedroom Three 11' 7" x 12' 7" (3.53m x 3.83m)

Radiator, two UPVC double glazed windows to the rear elevation.

Externally

To the rear is a enclosed yard area, timber shed, garden store, further garden laid to patio, well stocked, fenced boundary.



Note:
Council Tax Band: A

EPC Rating: TBC

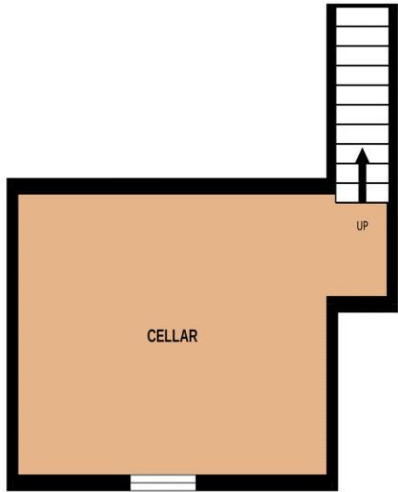
Tenure: believed to be Freehold



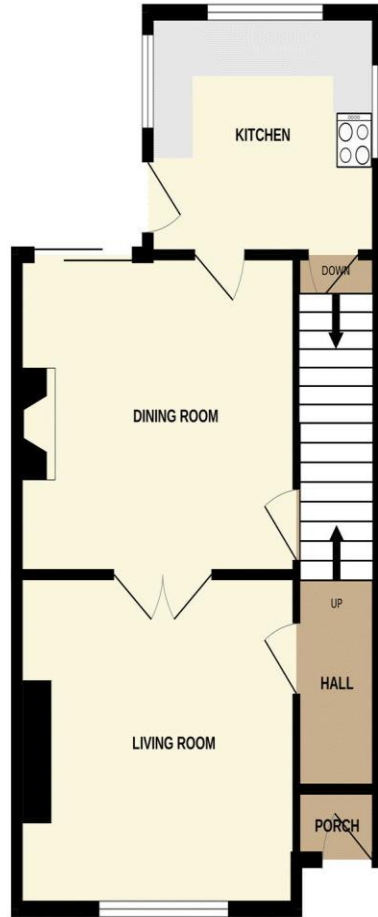




CELLAR



GROUND FLOOR



1ST FLOOR



2ND 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.

Directions

From our Derby Street, Leek offices on foot turn left into Bath Street, follow this road to its extremity and upon reaching the crossroads turn left into Stockwell Street, where the property is situated on the right hand side identifiable by a Whittaker & Biggs For Sale Board.

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