



Weston Street, Leek, ST13 6EP.  
£425,000

Whittaker <sup>Est. 1930</sup>  
& Biggs



# 18 Weston Street,

Leek, ST13 6EP.

This property is a surprisingly spacious period detached property situated on the outskirts of the town within easy walking distance of the town centre, local amenities and schools.

With many of the original features retained, including decorative corbel arching, corbel archway, feature arched windows incorporating some stained glass and leaded light, this property is a joy to see.

This family home is set in ample gardens to the front and side elevation with a garden room / car port to the side aspect having double gated access to Victoria Street. Ideal for covered parking but also offering potential for renovation into the main household. The plot has a gravel driveway to the frontage for off road parking.

Upon entering the home, you are welcomed by an impressive hallway with feature corbel arch. To the left is the sitting room having dual aspect windows, a cast iron open fire and wooden floorboards. Next is the dining room which has a multi fuel log burner and a sash window to the side aspect.

To the rear of the property is the breakfast kitchen which has a beautiful wood stained glass door to the side aspect. With a plethora of work tops and cupboard space, the room is also equipped with a Stoves range cooker, extractor hood, integral Bosch dishwasher and integral Miele fridge freezer. Two Velux windows ensure this room is flooded with light.

Beyond the kitchen is the utility area, housing the Tempest water cylinder air source heat pump, space and plumbing for a washing machine with a shower room off.

To the first floor there is an exquisite arched stained glass sash window on the landing and three double bedrooms, all of which are serviced by the large family bathroom.

To the second floor is a usable attic room complete with en-suite WC. In addition, there is a cellar on the lower ground that has a door to the garden.

Ideal for a growing family looking for a home with easy access and ideal for commuting.

Selling with NO UPPER CHAIN, an internal inspection is essential to appreciate the size, location, quality and further potential on offer.



## Ground Floor

### Entrance Hall 17' 11" x 6' 4" (5.45m x 1.92m) (Max measurement)

Wood door to the frontage, wood glazed sidelight windows with wood shutters, stained glass arched transom window, corbel arch, stairs to the first floor, stairs to the cellar, radiator.

### Sitting Room 16' 10" x 11' 10" (5.12m x 3.60m)

Wood glazed window to the frontage, wood double glazed window to the side aspect, cast iron cast open fireplace, tiled hearth, built in storage, radiator, wooden floor boards.

### Dining Room 17' 4" x 12' 4" (5.29m x 3.77m) (Max measurement)

2 x wood glazed sash windows to the side aspect, multi fuel stove, tiled heath, brick back, wooden mantel, built in storage, radiator.

### Kitchen/Breakfast Room 21' 5" x 13' 5" (6.53m x 4.08m) (Max measurement)

Wood stained glass door to the side aspect, UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, 2 x Velux skylights, range of units to the base, wood worktops, double ceramic under mount sink, black mixer tap, Stoves range cooker with 5 ring induction hob, extractor hood, integral Bosch dishwasher, integral Miele fridge freezer, radiator.

### Utility Area 6' 5" x 5' 8" (1.96m x 1.72m) (Max measurement)

Wood double glazed door to the side aspect, Tempest water cylinder air source heat pump, Vaillant control panel, space and plumbing for a washing machine, radiator, shower room off.

### Shower Room 6' 5" x 4' 5" (1.96m x 1.34m)

UPVC double glazed window to the sided aspect, shower enclosure, Mira electric shower, low level WC, vanity wash hand basin, chrome mixer tap, chrome ladder radiator and white radiator, tiled floor.

## First Floor

### Landing

Stained glass arched sash window, radiator, stairs to the attic room.

### Bedroom One 13' 5" x 11' 10" (4.10m x 3.60m)

Wood double glazed window to the frontage, wood double glazed window to the side aspect, radiator, built in wardrobes, wooden floorboards.

### Bedroom Two 11' 5" x 9' 1" (3.49m x 2.77m)

Wood double glazed sash window to the side aspect, radiator, wooden floorboards.

### Bedroom Three 10' 6" x 9' 6" (3.19m x 2.89m)

Wood double glazed window to the frontage, radiator, wooden floorboards, understairs storage, alcove storage.

### Bathroom 8' 3" x 7' 3" (2.51m x 2.21m)

Wood double glazed sash window to the rear, panel bath, wall mounted chrome mixer tap, rain fall shower head, glass shower panel, vanity wash hand basin, chrome mixer tap, low level WC, vintage style radiator.

## Second Floor

### Attic Room 14' 0" x 11' 3" (4.27m x 3.42m)

UPVC double glazed window to the rear, eaves storage, radiator.

### WC 5' 6" x 5' 3" (1.68m x 1.60m)

keylite skylight, low level WC, vanity wash hand basin, Triton electric hot water tap, eaves storage, tiled floor.

### Cellar 17' 0" x 11' 11" (5.19m x 3.64m)

Wood glazed door to the side aspect, power and light.

### Externally

To the frontage, gravel driveway, area laid to gravel paved area, sleeper planters, wall boundary with metal railings, mature trees and shrubs. To the right hand side, gated access, gravel area, wall stocked borders, wall boundary, log store, water butt, carport. To the left hand side, stone circle, seating area, well stocked borders, wall boundary, Vaillant air heat source unit.

### Carport

Block paved with cobblestones, wood structure with skylights, gated access.





Note:

Council Tax Band: E

EPC Rating: D

Tenure: Believed to be Freehold







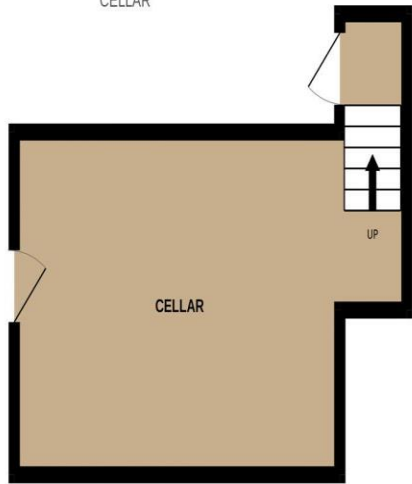




GROUND FLOOR



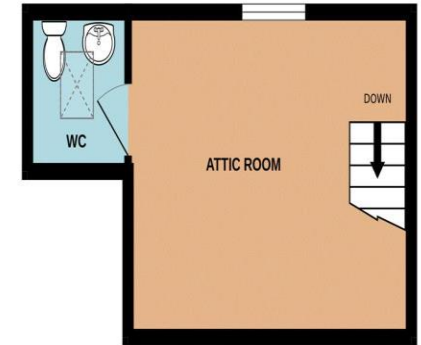
CELLAR



1ST FLOOR



SECOND 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 proceed along Ball Haye Street. at the traffic lights turn left into Stockwell Street. Follow this road passing the old church on the right hand side, as the road forks take the left hand fork into West Street. Following this road for a short distance take the third left into Spring Gardens. Continue along this road which then becomes Beggars Lane where the property is situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board.

## Situation

The property is situated within easy walking distance of Leek town centre and also within the catchment for all the Leek schools. Situated just off the Ashbourne Road and Buxton Road, which provides easy commuting to Ashbourne, Buxton, Macclesfield or Stoke on Trent.

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