



King Street, Leek, ST13 5NW.
OIRO £169,950

Whittaker ^{Est. 1930}
& Biggs

King Street, Leek, ST13 5NW.

A deceptively spacious three bedroom mid terrace town house, arranged over three floors. This desirable home offers lots of character and charm. This Weavers Cottage is Grade II listed and was approximately built in the early 1800's and is just a short walk from the busy market town of Leek. Perfect for a 'First Time Buyer' or 'Growing Family' being close to the town and within the catchment for the sought after Westwood Schools. Offered to the market with no upwards chain. Accommodation to the ground floor briefly comprises of an entrance hallway and impressive 20.5ft open plan living room / dining room / kitchen. Within the kitchen are units to the base and eye level, gas cooker point, composite sink with drainer, plumbing for a washing machine and access into the rear garden. To the first floor the spacious principal bedroom and bathroom suite, comprising of a free standing rill top bath, low level WC and pedestal wash hand basin. To the second floor two further bedrooms both being well proportioned. Externally is a low maintenance private garden being mainly laid to stone flagging with a wooden decking area with walled / fenced boundaries plus mature plants and shrubs. A viewing is highly recommended to appreciate this homes size, layout and location.

Situation

King Street is a traditional street in a quiet, but central location. The town centre is only a short walk away. Offering good commuting links out of the town into Cheshire, Derbyshire and towards The Potteries. Within the catchment for all Leek Schools.



Entrance Hallway

Door and window to the front elevation, staircase to the first floor, radiator.

Living Room 11' 0" x 13' 4" (3.35m x 4.07m)

Window to the front elevation with original shutters, radiator.

Kitchen 9' 6" x 11' 9" (2.90m x 3.59m)

UPVC double glazed door and window to the rear elevation, units to the base and eye level, gas cooker point, extractor fan, composite sink with drainer, chrome mixer tap, plumbing for a washing machine.

First Floor

Landing

Window to the rear elevation, staircase to the second floor.

Bedroom One 11' 5" x 16' 10" (3.49m x 5.14m)

Window to the front elevation, radiator, feature fireplace, cornicing.

Bathroom

UPVC double glazed window to the rear elevation, free standing roll top bath, low level WC, pedestal wash hand basin, radiator, storage cupboard.

Second Floor

Two UPVC double glazed windows to the rear elevation.

Bedroom Two 15' 6" x 16' 10" (4.72m x 5.12m)

Four windows to the front elevation, radiator.

Bedroom Three 12' 6" x 10' 8" (3.82m x 3.26m)

Three UPVC double glazed windows to the rear elevation, radiator.

Externally

To the rear, stone flagged patio, wooden decking area, walled / fenced boundaries, mature plants and shrubs.



Note:
Council Tax Band: A

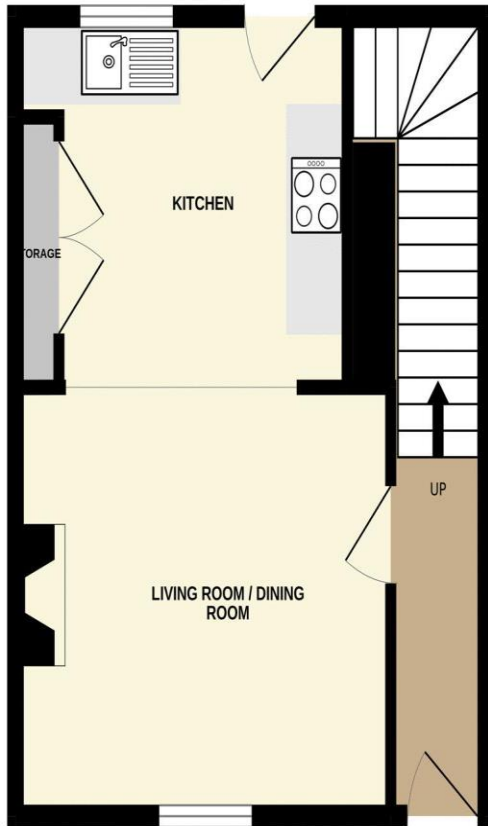
EPC Rating: E

Tenure: believed to be Freehold





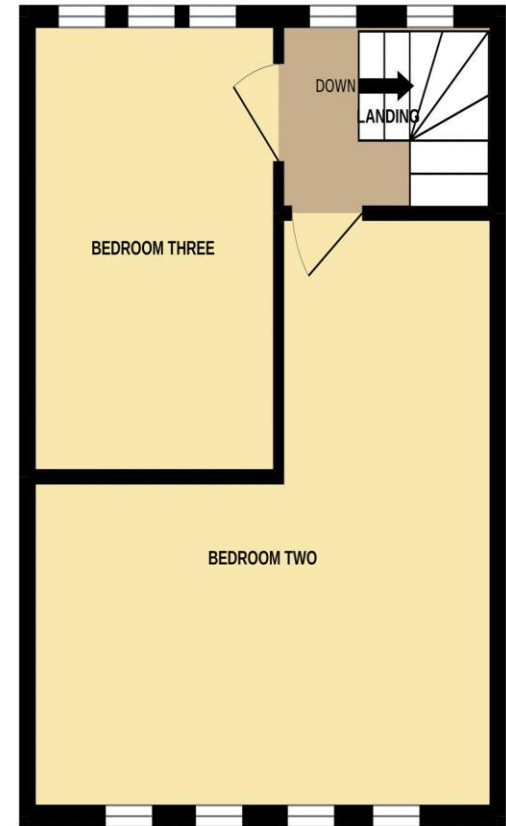
GROUND FLOOR



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 proceed along Haywood Street, at the traffic lights continue straight ahead taking the first left into King Street, where the property is situated on the right hand side, identifiable by Whittaker & Biggs for sale board

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45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Whittaker Est. 1930
& Biggs