



Mill Street, Leek, ST13 8HA.
OIRO £90,000

Whittaker ^{Est. 1930}
& Biggs

Mill Street, Leek, ST13 8HA.

This well presented, first floor, two bedroom maisonette apartment is located within walking distance of Leek market town and is perfect for a first time buyer or buy-to-let investor.

Spread over two floors, the apartment is accessed via a communal staircase and has a balcony located to the frontage of the apartment.

The accommodation is comprised of a living room and kitchen to the first floor and two bedrooms and a bathroom to the second floor.

In the kitchen you will find a good range of units to the base and eye level, integral gas hob, integral electric fan assisted oven and extractor hood above.

Bedroom one benefits from a range of fitted wardrobes and over bed storage whilst bedroom two has built in over stairs storage.

The bathroom consists of a panel bath with electric shower over, pedestal wash hand basin, low level WC and is fully tiled.

Heating is provided by a gas fired combi boiler and both the living room and bedroom have large windows.

Situated on the outskirts of Leek market town, this property is Ideal for a first time buyer or buy-to-let investor.

Offered for sale with NO ONWARD CHAIN, an Internal viewing is recommended to be fully appreciated.

Note:

Lease: 125 years from 1st February 1989

Ground Rent: £10 per annum

Maintenance fee: To be confirmed



First Floor

Hallway 6' 11" x 4' 11" (2.11m x 1.51m)

Composite double glazed door to the frontage, radiator, stairs to the first floor.

Kitchen 9' 5" x 7' 7" (2.87m x 2.32m)

UPVC double glazed window to the frontage, range of units to the base and eye level, integral Stoves New Home gas hob, integral Zanussi electric fan assisted oven, Fagor extractor fan, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for an under counter fridge, radiator, fully tiled.

Living Room 14' 8" x 14' 2" (4.47m x 4.31m) (Max measurement)

UPVC double glazed bay window to the rear, gas living flame fire with marble effect hearth and surround, radiator, under stairs storage cupboard.

Second Floor

Landing

Airing Cupboard housing Potterton combi boiler.

Bedroom One 14' 9" x 9' 1" (4.49m x 2.78m)

UPVC double glazed window to the rear, built in wardrobes and over bed storage, radiator.

Bedroom Two 12' 0" x 8' 11" (3.65m x 2.72m)

UPVC double glazed window to the frontage, over stairs built in storage, radiator.

Bathroom 9' 5" x 5' 6" (2.87m x 1.68m)

(Max measurement)

UPVC double glazed window to the frontage, panel bath, chrome taps, electric Mira shower over, glass concertina shower screen, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, fully tiled.

Externally

Balcony to the frontage, communal drying zone.



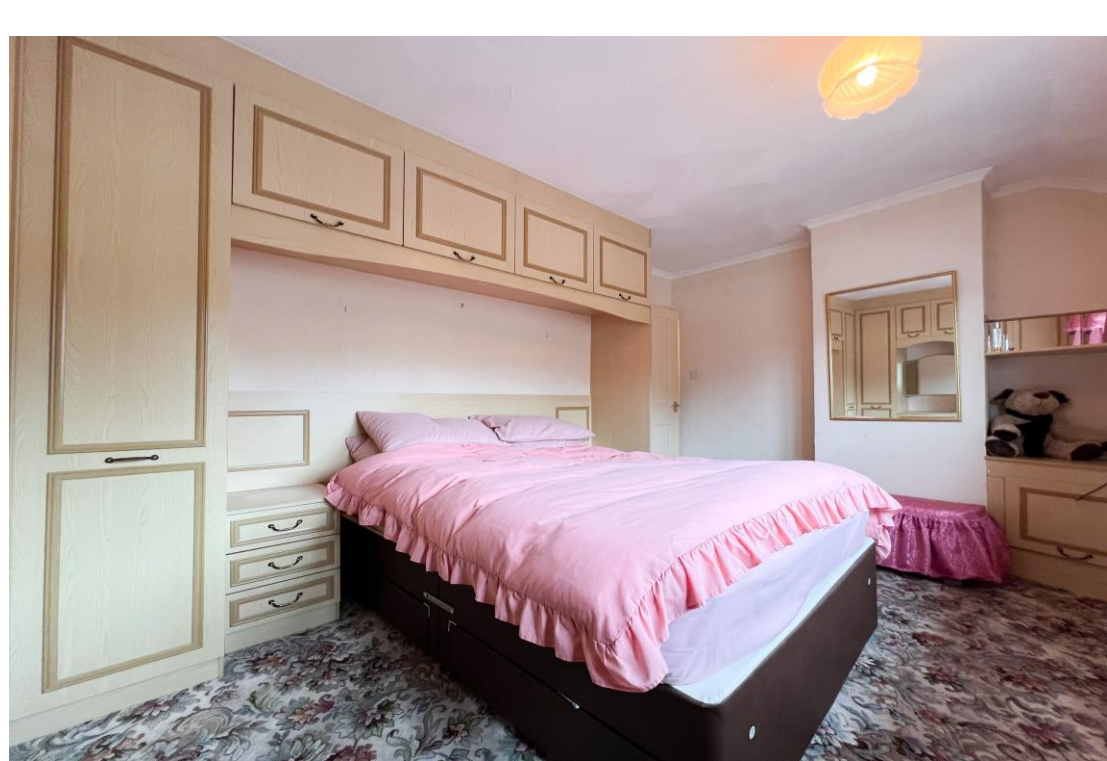
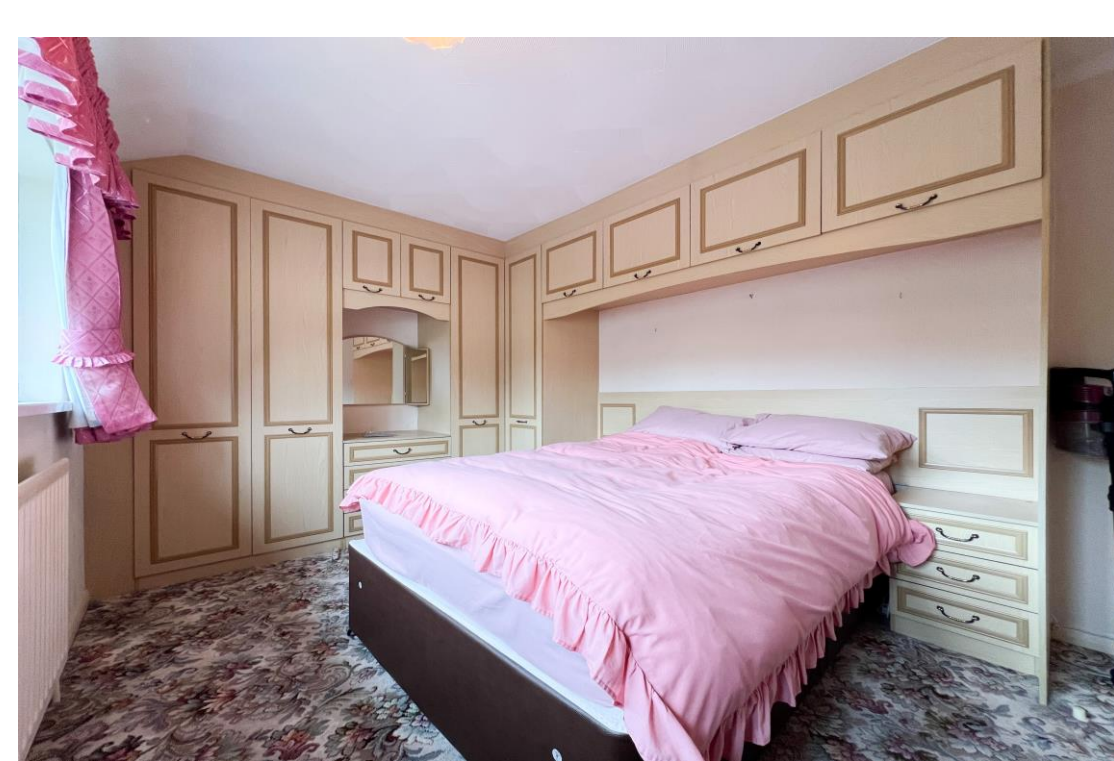
Note:

Council Tax Band: A

EPC Rating: TBC

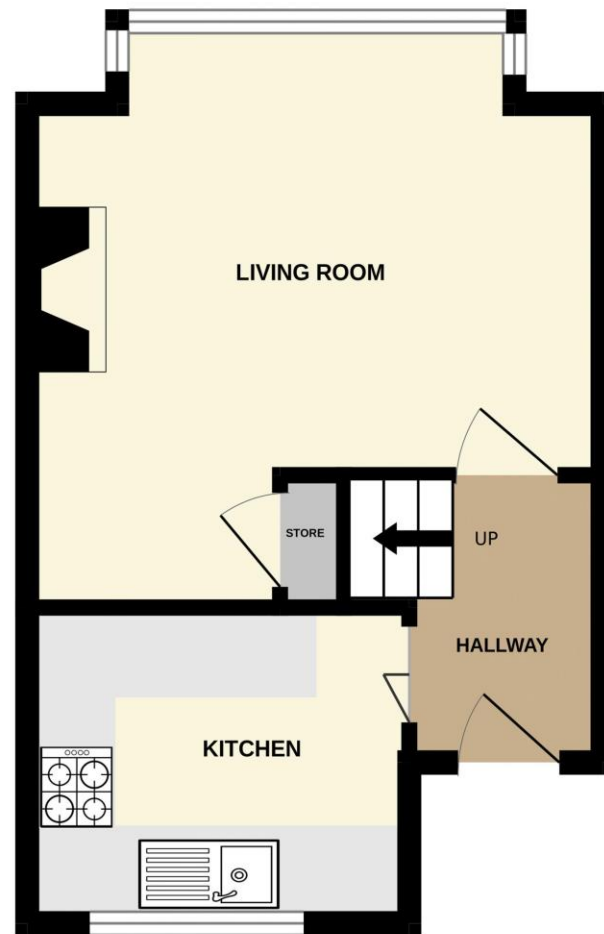
Tenure: Leasehold



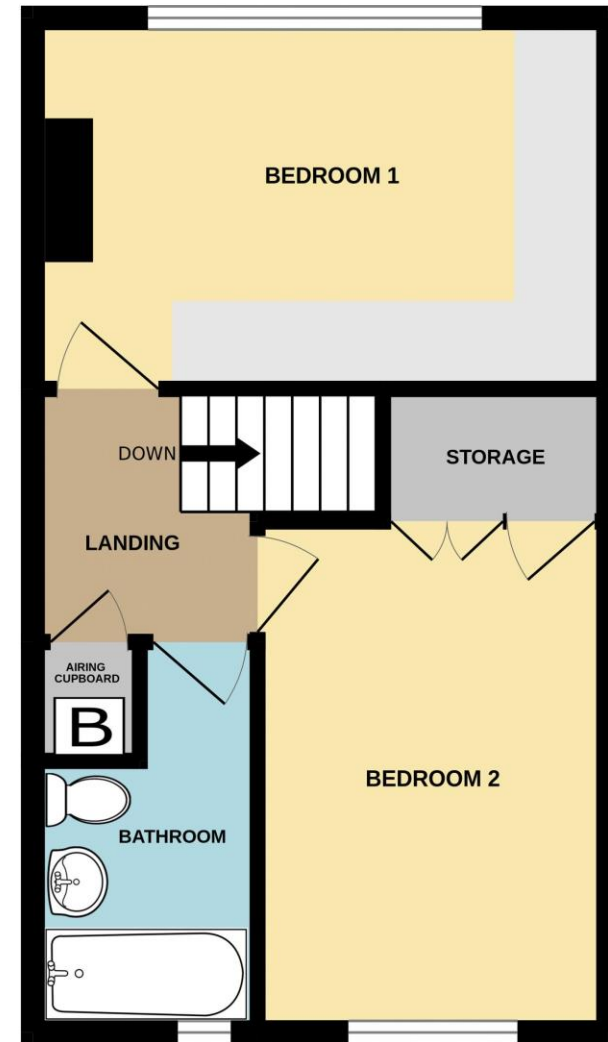




1ST FLOOR



2ND FLOOR





Directions

From our Derby Street, Leek, offices proceed along Ball Haye Street. At the traffic lights turn left into Stockwell Street. Follow this road which then becomes Mill Street. Continue along where the property is situated on the right hand side identifiable by a Whittaker & Biggs for sale board. [Directions](#)

Situation

This apartment is ideally situated to the West End of the town. The busy market town of Leek boasts many traditional shops and is close to various supermarkets which include Sainsburys, Morrisons and Asda. Good for commuting to Macclesfield, Stockport, Ashbourne, Buxton and The Potteries.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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