

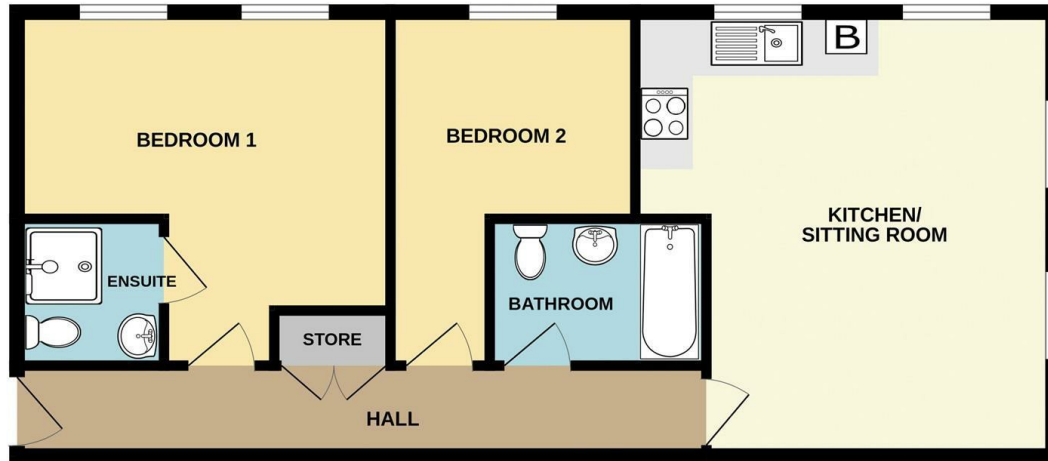


## 1/5 Waterloo Mill Waterloo Street, Leek, Staffordshire, ST13

Offers In Excess Of £115,000

- First floor apartment
- Open plan kitchen/living/dining
- EPC rating C
- 2 bedrooms
- Original listed windows with secondary glazing
- NO CHAIN!
- 2 bathrooms
- Council tax band B

## FIRST 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.  
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## Directions

From our Derby Street, Leek, offices take the A53 Macclesfield Road, after passing the old church on the right hand side take the left hand fork into West Street. Follow this road for a short distance taking the second turning left into Picton Street then first right into Waterloo Street, follow this road for a short distance proceeding straight ahead at the crossroads where Waterloo Mill is then situated on the right hand side.

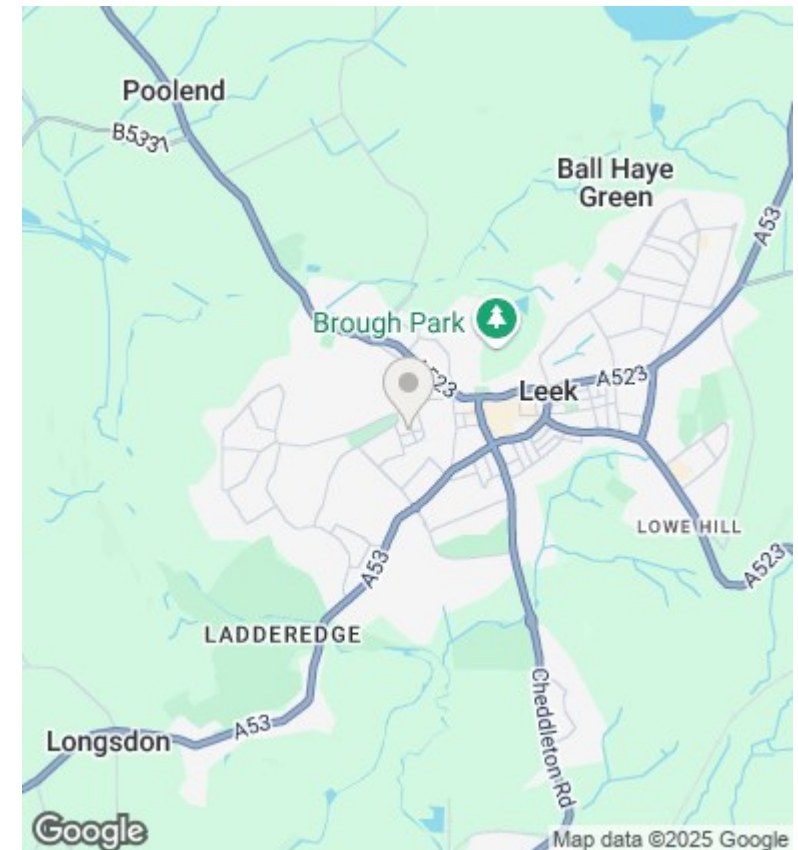
## Viewings

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

## Council Tax Band

B

## EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	