



## 24 Fountain Street

, Leek, ST13 6JR

Asking price £215,000



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PHONE LINES OPEN 9AM-9PM, MONDAY TO SATURDAY - SUNDAYS 10AM-2PM

"Every accomplishment starts with the decision to try." — John F. Kennedy

An exceptional opportunity to acquire a versatile three-storey property offering immediate rental income together with exciting development potential. Currently configured as two well-presented apartments with a partially completed ground floor, the property could create a large town house, three flats, or two flats and a commercial shop space below.



Denise White Estate Agents Comments

An excellent opportunity to acquire a substantial three-storey property currently arranged as two self-contained apartments, with the added potential to create a commercial premises or an additional residential apartment on the ground floor, subject to the necessary planning consents and building regulations.

The current owner has undertaken an extensive programme of renovation throughout the property, with the upper floors completed to a high standard and the ground floor currently nearing completion, offering purchasers the opportunity to finish the space to their own requirements.

The ground floor provides two generously proportioned reception rooms, presenting an ideal layout for a retail or commercial premises. Alternatively, the accommodation lends itself well to conversion into a spacious one-bedroom apartment, with the potential to create an open-plan kitchen and dining area alongside a double bedroom. A utility room provides access to a private gravelled courtyard, while a shower room is currently being installed. The property also benefits from a useful cellar, offering excellent storage space.

A separate entrance leads to the two well-appointed apartments occupying the upper floors, allowing complete independence from the ground floor accommodation.

Flat One has been thoughtfully designed and comprises an open-plan living, kitchen and dining area complete with a breakfast bar, creating a contemporary and sociable living environment. The accommodation continues through to a generous double bedroom featuring built-in storage, complemented by a stylish ensuite shower room.

Flat Two offers a bright and spacious studio-style layout incorporating a living and sleeping area with dual-aspect windows, together with a modern fitted kitchen and a well-appointed bathroom finished to an excellent standard.

Whether purchased as an income-generating investment, a mixed-use commercial and residential opportunity, or with the ambition of converting the property back into an impressive three-storey townhouse (subject to any necessary consents), this versatile building presents exceptional potential. Offering multiple avenues for future use and strong rental prospects, this is a rare opportunity for investors and developers alike.

Location

Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Shop Space / Kitchen 14'6" x 12'0" (4.42 x 3.66 )

Radiator. uPVC double glazed windows to the front and side aspects. Door to the front aspect. Ceiling light.

Shop Space / Bedroom 14'8" x 11'11" (4.49 x 3.65 )

Access to cellar. uPVC double glazed window to the front aspect. Inset spotlights. Access into:-

Shop Utility 6'1" x 5'8" (1.87 x 1.74)

Door to the side aspect.

Shop Bathroom 6'7" x 5'6" (2.01 x 1.69 )

Cellar Room One 13'10" x 11'11" (4.24 x 3.64)

Cellar Room Two 6'5" x 6'3" (1.97 x 1.91)

Outside

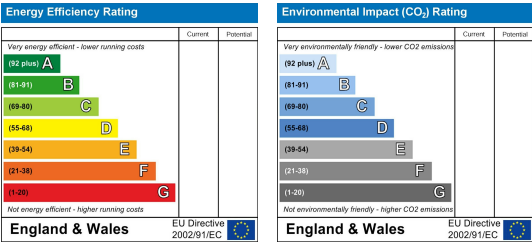
Area Map



Floor Plans



Energy Efficiency Graph



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