Whittaker & Biggs Est. 1930
Rostons Group







2 Prince Street, Leek, ST13 6DB

Offers In Excess Of £185,000

- Selling With No Chain - Offering the potential for a smoother and quicker purchase process.
- Three Well-Proportioned Bedrooms - Flexible accommodation suitable for a variety of buyers.
- Private Driveway - Providing valuable off-road parking.
- Distinctive Converted Chapel - A unique home brimming with character and history.
- First Floor Shower Room - Modern and practical facilities serving the first-floor accommodation.
- Original Metal-Framed Windows - Retaining the property's heritage and architectural charm.
- Within Walking Distance of Leek Town Centre - Convenient access to a range of shops, cafés, restaurants and amenities.
- Impressive Sitting/Dining Room - Measuring over 7 metres in length, creating an excellent space for relaxing and entertaining.
- Exposed Beams - Adding warmth, character and a sense of individuality.

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this distinctive converted chapel. With its striking architectural features, this property is sure to capture the imagination of those seeking a home with personality.

Upon entering, you are welcomed into an impressive sitting and dining room that spans over 7 metres in length, providing an ideal space for both relaxation and entertaining. The room is adorned with an original metal-framed window that is a stunning feature.

The residence boasts three well-proportioned bedrooms, perfect for families or those needing extra space for guests or a home office. The first-floor shower room is conveniently located, ensuring comfort and privacy for all occupants.

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Council Tax Band: B





Location

Positioned within a convenient location close to the heart of Leek, Prince Street offers the best of market town living. Residents can enjoy easy access to the town's wide range of shops, cafés, schools, and leisure facilities, whilst benefiting from the charm and community spirit for which Leek is renowned. Surrounded by the picturesque Staffordshire Moorlands countryside and within easy reach of the Peak District National Park, the area is ideal for those seeking both convenience and outdoor pursuits. Combining a central location with excellent local amenities and beautiful rural surroundings, Prince Street provides an enviable setting for everyday living.

Ground Floor

Porch

5'4" x 3'0"

Wood glazed door to the side aspect, wood double glazed window to the frontage, tiled floor.

Sitting / Dining Room

23'3" x 15'3"

Wood glazed door to the frontage, original metal stained glass window to the frontage, stairs to the first floor, two radiators.

Breakfast Kitchen

12'0" x 10'11"

Two original metal double glazed windows to the side aspect, units to the base and eye level, Prima four-ring gas hob, Hoover electric fan assisted oven, extractor hood, integral fridge freezer, stainless steel sink and a half with drainer, chrome mixer tap, cupboard housing the gas fired wall mounted Glow Worm combi boiler, tiled floor, radiator, inset ceiling spotlights, space and plumbing for a washing machine, space for a tumble dryer, space for table and chairs.

Rear Hall

5'5" x 4'0"

Wood glazed door to the side aspect, fitted cupboard, tiled floor.

WC

5'3" x 4'0"

Corner wall-mounted wash hand basin, chrome taps, low-level WC, radiator, tiled floor.

First Floor

Landing

12'7" x 2'11"

Loft hatch.

Shower Room

9'8" x 5'5"

Original metal double glazed arched window to the frontage, walk-in shower enclosure, chrome fitments, vanity wash hand basin, chrome mixer tap, low level WC, radiator, extractor fan, tiled floor.

Bedroom One

16'4" x 10'11"

Skylight to the frontage, radiator, fitted wardrobes, ceiling beams.

Bedroom Two
11'0" x 9'10"
Skylight to the side aspect, radiator, over stairs storage cupboard, ceiling beams.

Bedroom Three
9'9" x 8'7"
Skylight to the side aspect, radiator, fitted wardrobe, ceiling beams.

Externally
To the frontage, tarmacadam driveway, fence and wall boundary, gated access to the side, mature shrubs.
To the side aspect, tarmacadam courtyard, fence boundary, timber shed.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.









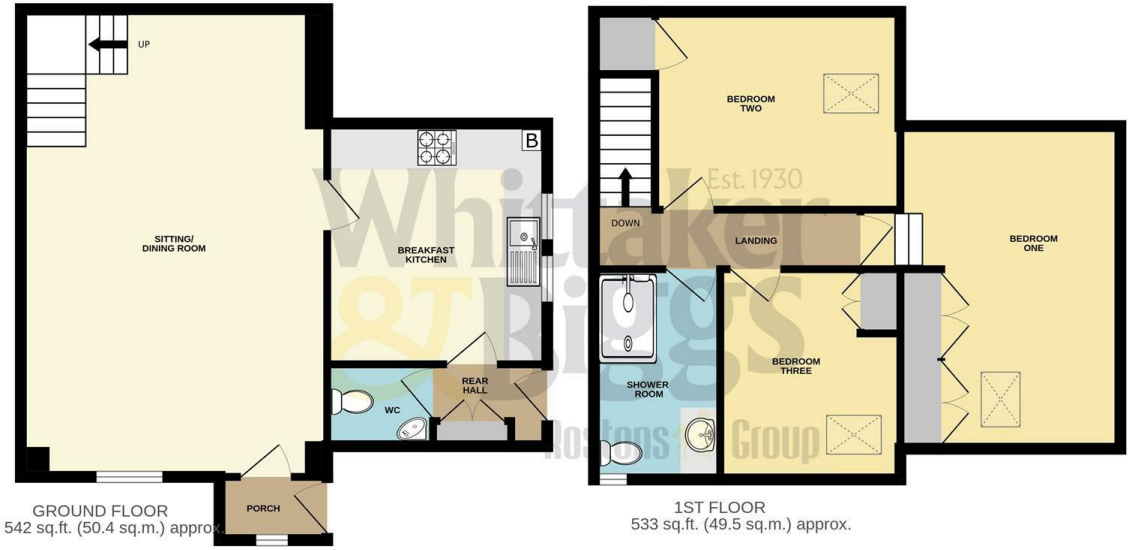






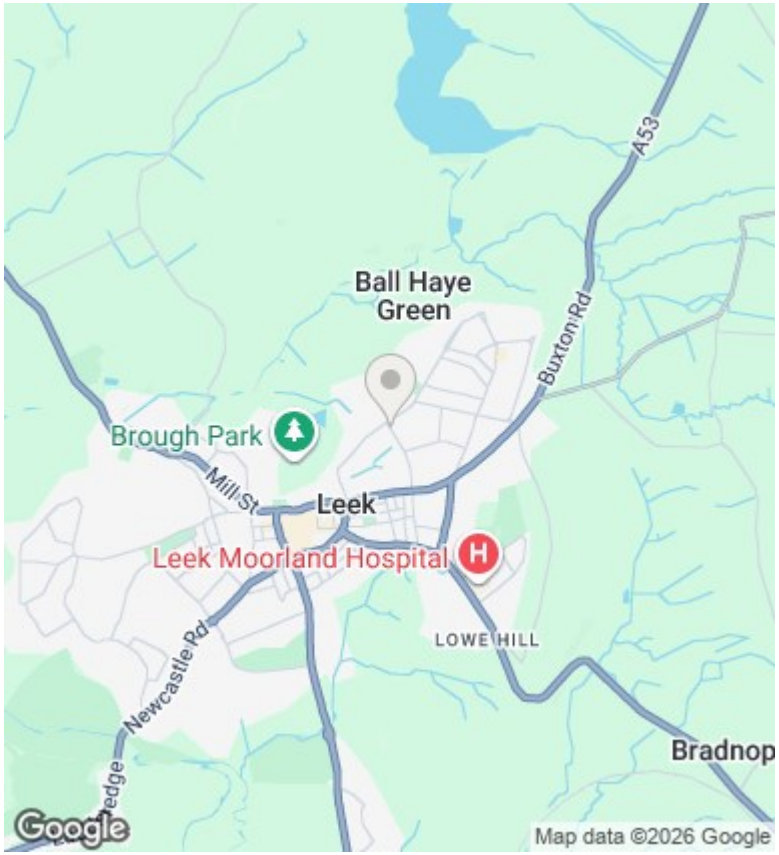






TOTAL FLOOR AREA : 1075 sq.ft. (99.8 sq.m.) approx.

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

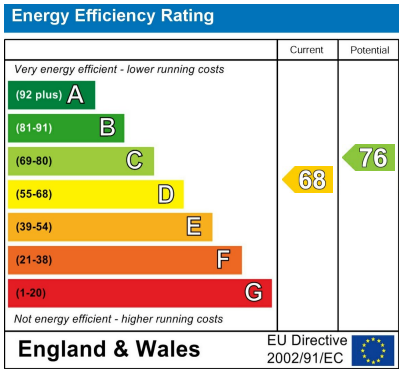
Viewings

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

Council Tax Band

B

Photo Editing Disclaimer:
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