

Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

58 Argles Road

Leek, ST13 6PG

Offers Over £125,000

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58 Argles Road

, Leek, ST13 6PG

FOR SALE BY PRIVATE TREATY, OFFERS OVER £125,000
The property comprises a three bedroom semi-detached house located in the busy market town of Leek. While needing modernisation, the property boast excellent potential for a future family home, benefitting from three bedrooms, spacious living quarters, outside space and a garden shed/ workshop with power in the rear garden.

The property's location provides good commuting links to nearby towns such as Buxton, Ashbourne, Macclesfield and Stoke-on-Trent along with being within walking distance from Leek Town Centre and many local amenities.

This would be suitable for investors and owner occupiers prepared to put their own stamp on the property.

A viewing is highly recommended to visualise the potential on offer.

Directions
From our office in Leek, head north on the Buxton Road (A53), then after approximately 650m, take a left turn onto Abbots Road after the traffic lights. Continue straight on at the crossroads, then take the second left onto Argles Road where the property will be located on the left hand side as signposted by our 'For Sale' board.

Situation
The property is located in the market town of Leek, with good commuting links for Buxton, Ashbourne, Macclesfield and Stoke-on-Trent.

Accommodation comprises: -

UPVC Front Door
Leading to the entrance hall and giving access to: -











Living room
10'0" x 18'1" (3.06m x 5.53m)
With radiator, fireplace and UPVC double glazed window to the front aspect.

Conservatory
14'0" x 13'9" (4.28m x 4.21m)
With wood effect flooring, radiator, UPVC double glazed windows and UPVC double glazed patio doors to the side aspect.

Kitchen
10'3" x 7'10" (3.14m x 2.40m)
With tiled flooring, radiator, a range of floor and wall mounted wooden cupboards with workspace over and UPVC double glazed window and door to the rear aspect.

Downstairs Bathroom
7'4" x 6'4" max (2.26m x 1.95m max)
With fully tiled floor and walls, pedestal wash hand basin, WC, radiator, wall mounted wooden cupboards, panel bathtub with Gainsborough shower equipment over and a UPVC frosted window to the side aspect.



Staircase
Leading to the first floor landing and giving access to: -

Bedroom Number One
13'11" x 8'2" (4.26m x 2.50m)
With carpet flooring, fitted wardrobes, radiator, and UPVC double glazed window to the rear aspect.

Bedroom Number Two
9'7" x 10'9" (2.93m x 3.28m)
With carpet flooring, radiator and a UPVC double glazed window to the front aspect.

Bedroom Number Three
3.61m X 1.99m
With carpet flooring, radiator and UPVC double glazed windows to the side and rear aspects.

Outside
To the front and side of the property is a concreted parking area, to the rear of the property is small fenced lawn area with a Garden shed/ Workshop.

Garage/ Workshop
17'4" x 10'5" (5.3m x 3.2m)
With concrete flooring and shelving. Also benefits from lighting and power.

Services
We understand that all mains services are connected

Local Authority
The local authorities are Staffordshire Moorlands District Council and Staffordshire County Council.

Measurments
All measurements given are approximate and are 'maximum' measurements.

Please Note
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

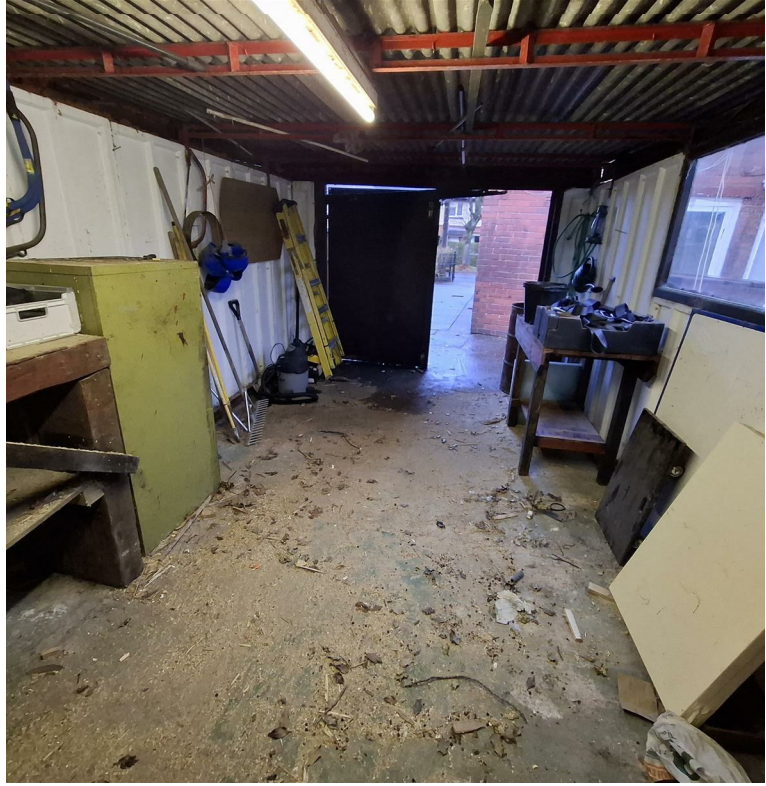
Council Tax Band
We believe the property is in band B.

Tenure and Possession
The property is held freehold and vacant possession will be given upon completion.

Viewings
By prior arrangement through Graham Watkins & Co.

Wayleaves & Easements
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

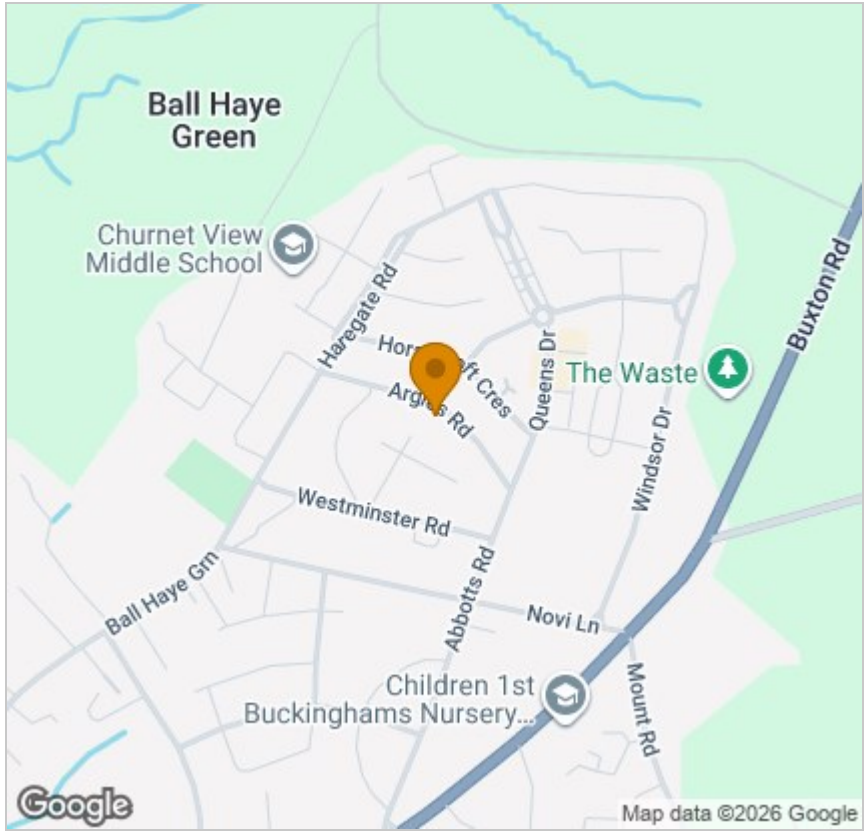




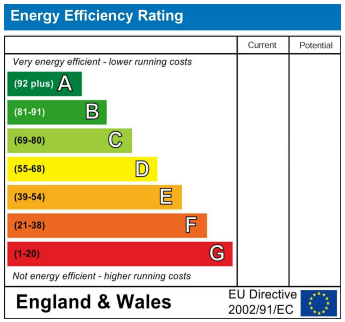


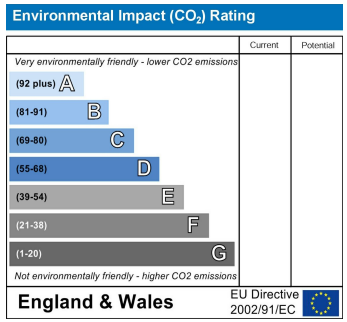
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

Please contact our Graham Watkins & Co Office on 01538 373308
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU
Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk https://www.grahamwatkins.co.uk