



Abbey Green Road, Leek, ST13 8SA
OIEO £550,000

Whittaker Est. 1930
& Biggs

Abbey Green Road, Leek, ST13 8SA.

Abbey Diary dates back to 1703 and was formally two cottages, but is now a spacious three bedroom, two reception room abbey stone detached house, with an adjacent paddock of 3.34 acres or thereabouts. The property will appeal to a buyer with Equestrian interests as located on the paddock are two timber stables and barn, serviced with mains water and electric. The driveway provides access to the double detached garage, having electric doors, garden to the side, rear and open views to both the front and rear.

You're welcomed into the property via the hallway with useful cloakroom off. The impressive 16ft living room has multi fuel stove, set within the fireplace with wood beams to the ceiling. The kitchen has a good range of fitted units, Neff dishwasher, integrated fridge, Neff double oven, electric hob, extractor and space for a dining table and chairs. The dining room comfortably accommodates a dining table and chairs, has feature beams to the ceiling and to the rear of the property is a porch, housing the oil fired boiler, composite stable door to the rear garden and useful utility room with sink.

To the first floor, the landing provides access to three sizeable bedrooms and the family bathroom. The bathroom incorporates panel bath, pedestal wash hand basin, WC and storage cupboard housing the immersion heated tank.

Externally to the frontage is a block paved driveway, with gated access and stone walled boundary. Double garage, having power, light and providing access to the rear garden. A garden is located to the side, mainly laid to lawn with well stocked borders and greenhouse. The rear garden is laid to block paved patio, area laid to lawn, well stocked borders, timber sheds, hedged boundaries and gated access onto the private road, allowing access to the paddock.

The paddock has gated access, fenced boundary and a further gated and fenced area where the two two timber stables and the barn is located.

Offered for sale with NO CHAIN, a viewing comes highly recommended to appreciate the views, potential, convenient location and land.

Situation

Sainsburys Supermarket and various country walks. Situated just off the main Macclesfield Road and within good commuting distance to Staffordshire and Cheshire borders.



Entrance Hallway

Wood door to the front elevation, wood glazed window to the front elevation with secondary glazed unit. radiator, staircase to the first floor, wood beams, alarm system, under stairs storage cupboard.

Living Room 15' 5" x 16' 2" (4.71m x 4.93m)

Wood glazed window to the front elevation with secondary glazing, radiator, wood glazed window to the rear elevation with secondary glazing, wood burning stove set on tiled hearth, brick surround and tiled mantle, wood beams.

Cloakroom 2' 7" x 7' 6" (0.78m x 2.29m)

Lower level WC, wall mounted sink unit, radiator, wood glazed window to the rear elevation with secondary glazing.

Kitchen 9' 2" x 15' 0" (2.79m x 4.58m)

Range of fitted units to the base and eye level, stainless steel one and half bowl sink unit with mixer tap, Neff dishwasher, New World four ring electric hob, Neff electric fan assisted oven and grill, extractor above, radiator, wood glazed window to the front, UPVC double glazed window to the rear elevation, inset downlights.

Dining Room 13' 11" x 15' 0" (4.23m x 4.56m)

Wood glazed window to the side and front elevation with secondary glazing, wood beams, feature fireplace set on stone surround, tiled hearth and mantle, radiator.

Rear Porch

Composite stable door to the rear, UPVC double glazed window to the rear and side elevation, floor mounted oil boiler, space for freezer.

Utility 11' 11" x 5' 10" (3.64m x 1.79m)

UPVC double glazed window to the rear elevation, units to the base and eye level, stainless steel one and half bowl sink unit with chrome mixer tap, plumbing for washing machine, radiator, loft access, tiled.

First Floor

Landing

Two wood glazed windows to the rear elevation (one with secondary glazing).

Bedroom One 16' 0" x 16' 4" (4.87m x 4.99m)

Radiator, wood glazed window to the side and front elevation with secondary glazing.

Bedroom Two 16' 1" x 14' 5" (4.89m x 4.40m)

Wood glazed window to the front and side elevation with secondary glazing, radiator, built in wardrobes.

Bedroom Three 12' 0" x 9' 0" (3.65m x 2.74m)

Wood window to the front elevation with secondary glazing, radiator.

Bathroom 7' 8" x 4' 6" (2.34m x 1.36m)

Panelled bath, pedestal wash hand basin, lower level WC, radiator, wood glazed window to the front elevation with secondary glazing, built in cupboard, fully tiled, electric heater, loft access, cupboard housing immersion heated tank.



Externally

Garage One 20' 5" x 9' 7" (6.23m x 2.93m)

Electric up and over door. power and light connected, window to the side elevation, pedestrian door to rear garden.

Garage Two 29' 0" x 11' 2" (8.83m x 3.41m)

Electric up and over door, window to the rear and side elevation, power and light connected.

Externally

To the front is gated access with blocked paved driveway, wall boundary. To the side area laid to lawn, well stocked borders, greenhouse. To the rear blocked paved patio area, concrete area with two timber sheds, lawned area, well stocked borders, hedged boundaries, gated access to the private driveway.

Paddock

3.34 acres of thereabouts, gated access, fenced, two timber stables, barn, power and light connected.

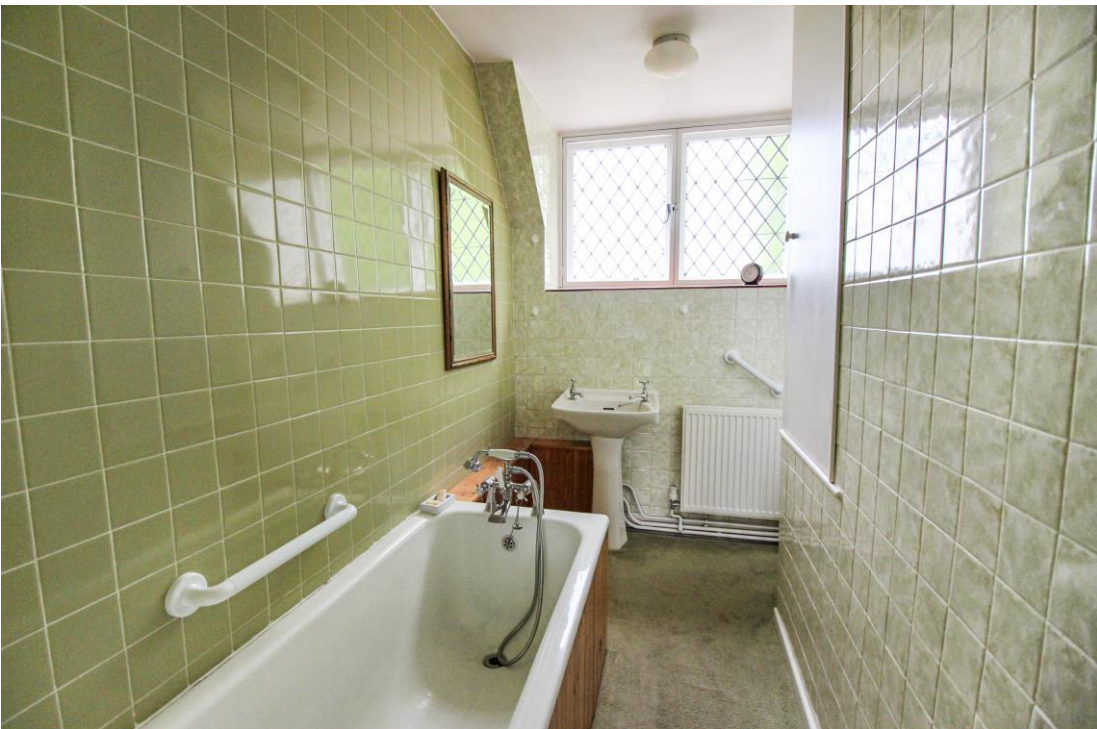
Note:

Council Tax Band: E

EPC Rating:

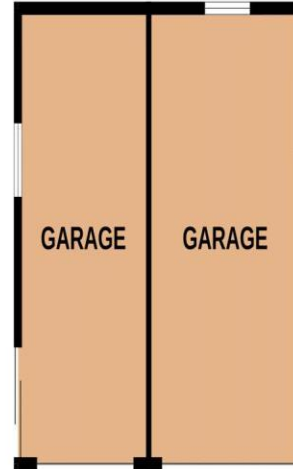
Tenure: believed to be Freehold







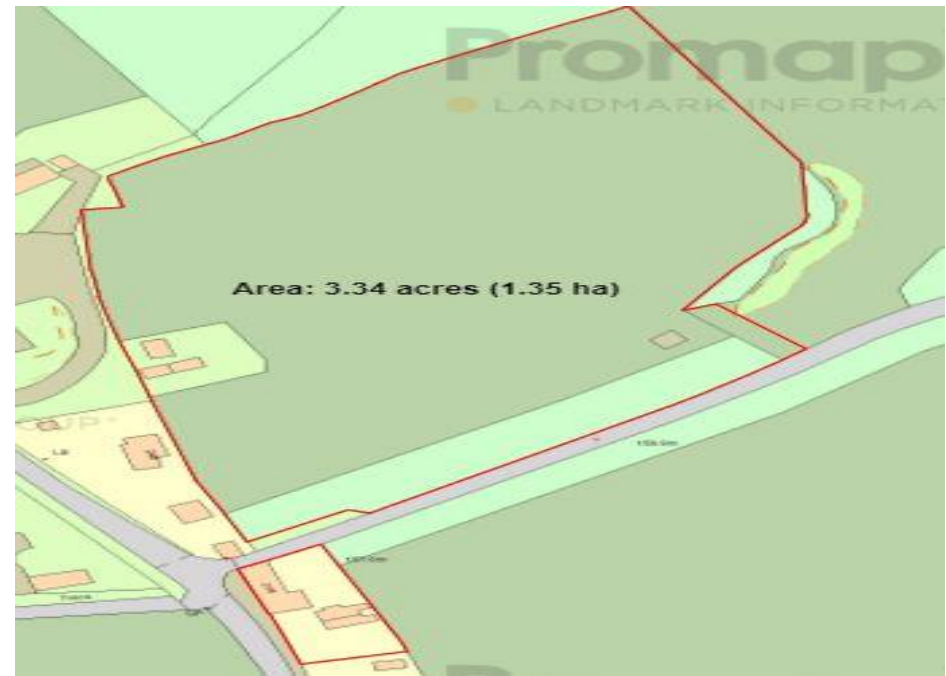
GROUND FLOOR



1ST 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.



Directions

From our Derby Street, Leek, offices take the A523 Stockwell Street, follow this road passing the old church on the right hand side and continue on the road which then becomes Mill Street. Follow this road for a short distance taking the third turning right into Abbey Green Road. Follow this road for a short distance and the property is located on the right hand side, identifiable via a Whittaker and Biggs for sale board.

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