



Beggars Lane & Annexe, Leek, ST13 8DB.
OIRO £550,000

Whittaker ^{Est. 1930}
& Biggs

Beggars Lane & Annexe,

Leek, ST13 8DB.

A unique and rare opportunity to purchase this three bedroom semi detached property, with a further one bedroom detached annexe to the rear, which can be used as ancillary accommodation to the main dwelling.

The properties are ideal for those who require a family member/members to be living within close proximity, or as an investment opportunity, with the buyer living in 'The Annexe at 43 Beggars Lane' and renting out 43 Beggars Lane as an income. Potential rental income of £1200 per calendar month subject to market conditions.

You are welcomed into number 43 via a large porch which opens onto the hallway. Here, the stairs to the first floor are located.

Moving through to the rear of the property, there is an open plan living / kitchen / dining area.

The living area is complete with a full media wall and two smaller media sections. The space is filled with light thanks to the Velux skylights that are positioned above the galleried landing that overlooks this area.

Next is the dining area and kitchen, with French doors opening onto the courtyard and vertical fixed windows, this area is also bright and airy.

The galley style, open plan kitchen is equipped with a good range of units and integral appliances that include a four ring gas hob, Vision electric fan assisted oven and grill, Whirlpool dishwasher and an extractor hood.

Adjacent to the kitchen is useful utility room that houses the wall mounted Alpha gas combi boiler, is fitted with worktops and has space for a fridge freezer, space and plumbing for a washing machine and space for a tumble dryer.

To the front of the property is the third bedroom which benefits from fitted wardrobes. The contemporary bathroom next to it has a P-shaped bath with shower over, low level WC and a pedestal wash hand basin.

To the first floor is the galleried landing which overlooks the living area and the hallway. The two double bedrooms both benefit from Velux skylights and eaves storage. Both are serviced by the first floor shower room which also has a Velux skylight, shower enclosure, pedestal wash hand basin and low level WC.

Externally to the frontage is a large gravel driveway whilst to the rear is a fully enclosed paved courtyard.

Behind number 43 is a purpose built, one bedroom annexe with wet room, kitchen diner, utility space and a large garden room. The garden room is currently under construction but has two Velux skylights fitted.

To the rear of the annexe is a mature garden mainly laid to lawn with well stocked borders and a timber construction studio with attached storage shed.

A viewing of these two properties is advised, as a unique living situation such as this rarely comes to the market. Viewings strictly by appointment only.

NOTE: The annexe is to be used as ancillary to the main dwelling house and shall not be rented, sold or otherwise occupied as a separate unit of accommodation at any time.



Number 43

Ground Floor

Entrance Porch 6' 5" x 5' 10" (1.95m x 1.79m)

Composite double glazed door to the frontage, UPVC double glazed window to the right aspect, UPVC double glazed window to the left aspect.

Hallway 8' 10" x 11' 1" (2.68m x 3.376m) (Max measurement)

Wood glazed door to the frontage, wood glazed window to the frontage, radiator, stairs to the first floor.

Bathroom 8' 11" x 5' 6" (2.71m x 1.67m)

UPVC double glazed window to the frontage, P-shaped bath, chrome mixer tap, chrome rainfall shower head, chrome wall mounted taps, chrome hand held shower attachment, glass shower screen, low level WC, pedestal wash hand basin, chrome ladder radiator.

Bedroom Three 12' 5" x 10' 4" (3.78m x 3.16m)

UPVC double glazed window to the frontage, radiator, built in wardrobes.

Sitting Room 19' 2" x 11' 10" (5.85m x 3.61m)

4 x UPVC double glazed windows to the rear, media wall with Quartzite stone, 2 x smaller media walls with Quartzite stone, radiator, vertical column radiator.

Dining area 14' 4" x 11' 9" (4.36m x 3.57m)

UPVC double glazed French doors to the rear, 2 x UPVC double glazed sidelight windows, 2 x UPVC double glazed windows to the side aspect, 2 x vertical column radiators.

Kitchen 9' 3" x 8' 0" (2.83m x 2.44m)

Units to the base and eye level, extractor hood, integral four ring gas hob, integral Vision electric fan assisted oven and grill, integral Whirlpool dishwasher, stainless steel sink and a half, chrome mixer tap.

Utility room 7' 10" x 5' 10" (2.39m x 1.77m)

Wall mounted Alpha gas combi boiler, worktops, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer.

First Floor

Landing

Galleried landing, 2 x Velux skylights.

Bedroom One 16' 2" x 13' 5" (4.92m x 4.09m) (Max measurement)

Velux skylight, eaves storage, radiator.

Bedroom Two 14' 11" x 10' 2" (4.55m x 3.10m) (Max measurement)

Velux skylight, eaves storage, radiator.

Shower Room 7' 0" x 5' 7" (2.13m x 1.71m)

Velux skylight, shower enclosure, Triton electric shower, pedestal wash hand basin, low level WC, chrome ladder radiator.

Externally

To the frontage, gravel driveway, wall boundary, fence boundary, hedge boundary. To the rear, enclosed paved courtyard.

Annexe

Garden Room 16' 7" x 9' 9" (5.05m x 2.96m)

Construction still under way. 2 x Velux skylights installed. Openings for UPVC double glazed window to the right aspect, UPVC double glazed window to the left aspect, UPVC double glazed French doors to the rear, 2 x UPVC double glazed skylights to the rear. Could be replaced with bi-fold doors by the new owner as the base work is all done.

Kitchen/Diner 18' 2" x 11' 10" (5.54m x 3.60m) (Max measurement)

UPVC double glazed French doors to the frontage, UPVC double glazed sidelight windows, 3 x UPVC double glazed windows to the side aspect, under floor heating, inset ceiling spotlights, range of units to the base and eye level, extractor hood, Neff ceramic induction hob, integral Neff oven and grill, Neff integral dishwasher, stainless steel sink and a half with drainer, chrome Insinkerator boiling water / mixer tap.

Utility

Space and plumbing for a washing machine, space for a stacked tumble dryer.

Bedroom 12' 8" x 10' 8" (3.85m x 3.26m)

UPVC double glazed French doors to the side aspect, 3 x UPVC double glazed windows to the rear, under floor heating, inset ceiling spotlights, storage cupboard off, wet room off.

Wet Room

Wet Room Fully tiled, frameless glass shower screen, Triton electric shower, wall mounted wash hand basin, low level WC, chrome ladder radiator, shaver point, extractor fan, inset ceiling spotlights.

Externally

Gravel driveway, paved patio area, area laid to lawn, fence boundary, well stocked borders, studio / shed.

Studio / Shed

Timber construction, UPVC double glazed French doors, glazed window, power and light, storage shed attached.



Note:

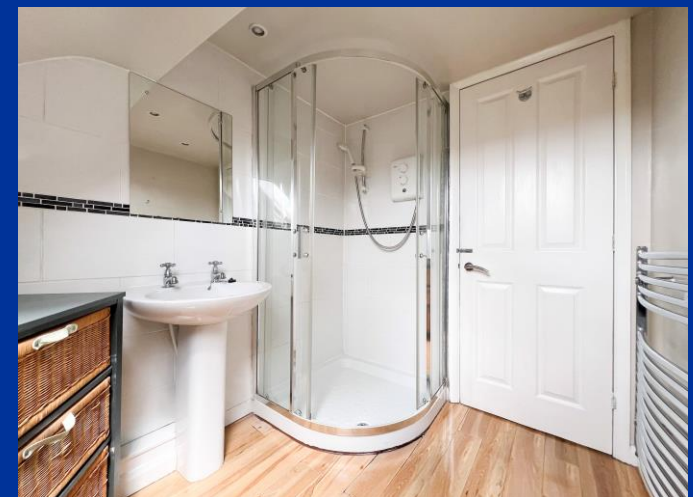
Council Tax Band: D / A

EPC Rating: TBC

Tenure: Believed to be Freehold

NOTE:

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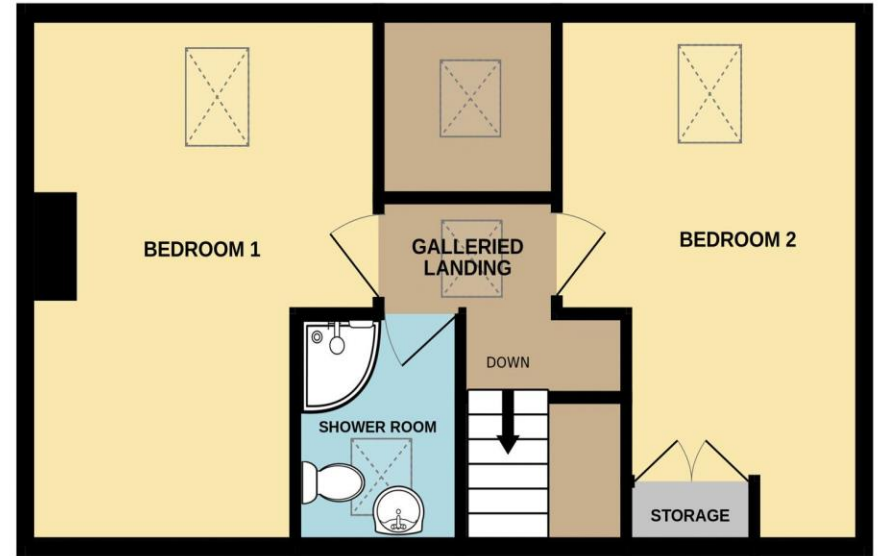




GROUND FLOOR



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.

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Directions

From our Derby Street, Leek, offices proceed along Ball Haye Street. at the traffic lights turn left into Stockwell Street. Follow this road passing the old church on the right hand side, as the road forks take the left hand fork into West Street. Following this road for a short distance take the third left into Spring Gardens. Continue along this road which then becomes Beggars Lane where the property is situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board

Situation

Situated to the West End of town, just a short walk away from Woodcroft First School and St. Edwards Academy. The busy market town of Leek is only a short distance away, offering many traditional shops, public houses, antique shops and supermarkets.

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