



St. Edward Street, Leek, ST13 5DL.
Offers In The Region Of £325,000

Whittaker ^{Est. 1930}
& Biggs

St. Edward Street,

Leek, ST13 5DL.

This unique five-bedroom town house is conveniently situated within town and offers a spacious and versatile layout over three floors, with further potential for living accommodation within the basement area, (subject to planning and building regulation approval). The property was constructed in 1830 circa and boasts character and charm in abundance with sash windows, minton tiled flooring, panelling, exposed brick and much more. The property has ensuite bathroom/shower rooms to all five bedrooms, 16ft living room, 22ft bedroom one, two cellar rooms/plus store, well equipped kitchen, utility room and the majority of the property has an underfloor central heating system. An ideal purchase as a family home or Airbnb opportunity.

You're welcomed into the property via the hallway, with minton tiled flooring, access to the cellar rooms, rear hallway with access to the garden and shower room with WC. The upper level has a living room to the front of the property, having exposed brick fireplace with wood burning stove and panelled walls. The dining kitchen has a good range of fitted units to the base and eye level, Range style gas hob with electric ovens/grills, extractor, belfast sink, integral dishwasher and space for a dining table and chairs. Through the kitchen is the utility having worksurface space, sink, space for a washing machine, dryer and access to the rear garden.

To the first floor are two bedrooms, both having ensuite bathroom/shower rooms and a cupboard housing the gas fired boiler and underfloor heating system.

To the second floor is a further three bedrooms, all with ensuite shower rooms and within the landing is a cupboard housing the immersion tank.

Externally to the rear is an enclosed rear garden laid to patio, wood chippings, mature trees with a fenced and walled boundary.

A viewing is highly recommended to appreciate this homes convenient location, spacious layout, character and further potential.

NOTE: The property is currently tenanted, with the fixed term tenancy in place until 31/05/2025. Enquire for further details.

Situation

Occupying a most delightful positions in Staffordshire within easy access to the the Peak National Park, The town of leek is a thriving historic market town with high levels of street footfall on a daily basis. The property is located on St Edward Street which is one of the main retail streets on the town and in close proximity to the junctions of the A523 and A53 and which is a busy location for both vehicle and foot traffic. Ideally placed for an easy commute to Buxton, Congleton or Macclesfield. The train station in Macclesfield offers commuting times into Manchester of approximately 25 minutes and London of 1 hour 47 minutes. The town benefits from both independent local traders and supermarkets.



Entrance Hall

Wood glazed door to the front elevation, Minton tiled flooring.

Inner Hallway

Minton tiled flooring, loft access, access to cellar, steps to upper level.

Rear Hallway

Minton tiled flooring, wood stable door to the rear elevation, access to shower room, underfloor heating, thermostat zone.

Shower Room

Penny resin flooring, lower level WC, pedestal wash hand basin, shower enclosure incorporating electric shower, storage cupboard, inset downlights, wood glazed window to the rear elevation.

Cellar One 15' 10" x 15' 7" (4.82m x 4.76m)

Located to the front of the property, light and power connected, window to the front elevation.

Cellar Two 15' 7" x 13' 11" (4.74m x 4.25m)

Located to the rear of the property, wood glazed window to the rear elevation, light connected.

Storage Room 5' 0" x 22' 11" (1.52m x 6.98m)

Located to the front of the property, light connected, shelving.

Upper Floor

Stairs to second floor, minton tiled flooring, underfloor heating.

Living Room 16' 3" x 15' 5" (4.96m x 4.69m)

Wood sash windows to the front elevation, panelled walls, cornicing, wood burning stove set on brick surround, tiled hearth and wood mantle, underfloor heating, thermostat zone.

Dining Kitchen 14' 1" x 11' 8" (4.28m x 3.55m)

Underfloor heating, tiled flooring, range of fitted units to the base and eye level, Belfast sink unit with chrome mixer tap, wood worksurfaces, Range style cooker incorporating five gas burners, electric ovens and grills with extractor fan over, integrated dishwasher, timber window to the rear elevation, space for dining table and chairs.

Utility 10' 0" x 6' 8" (3.05m x 2.03m)

Stable glazed door to the side elevation, wood window to the side elevation, window to the rear elevation, space for freestanding fridge/freezer, sink with hot and cold tap, plumbing for washing machine, loft access.

First Floor

Landing

Exposed brick, staircase to the second floor, underfloor heating.

Bedroom One 22' 7" x 15' 8" (6.89m x 4.77m)

Three sash windows to the front elevation, exposed brick wall, underfloor heating, wood flooring.

Ensuite Bathroom 7' 5" x 4' 2" (2.26m x 1.27m)

Panelled bath with body jets and shower, extractor, lower level WC, pedestal wash hand basin, wood glazed window to the front elevation, underfloor heating.

Bedroom Two 15' 3" x 11' 7" (4.66m x 3.54m)

Underfloor heating, wood flooring, wood glazed window to the rear elevation.

Ensuite Bathroom 8' 0" x 5' 6" (2.44m x 1.67m)

Bath with body jets and shower, pedestal wash hand basin, lower level WC, glazed window to the rear elevation, underfloor heating.



Boiler Room

Worcester gas fired central heating boiler.

Second Floor

Half Landing

UPVC double glazed window to the side elevation.

Landing

Loft access, cupboard housing immersion heated tank, underfloor heating.

Bedroom Three

Wood glazed window to the rear elevation, radiator, thermostat zone.

Ensuite 8' 9" x 4' 7" (2.66m x 1.39m) max measurements

Pedestal wash hand basin, lower level WC, shower cubicle with chrome fitment, wood window to the side elevation, chrome heated ladder radiator.

Bedroom Four 15' 11" x 11' 0" (4.84m x 3.35m) max measurements

Radiator, wood sash window to the front elevation, thermostat zone.

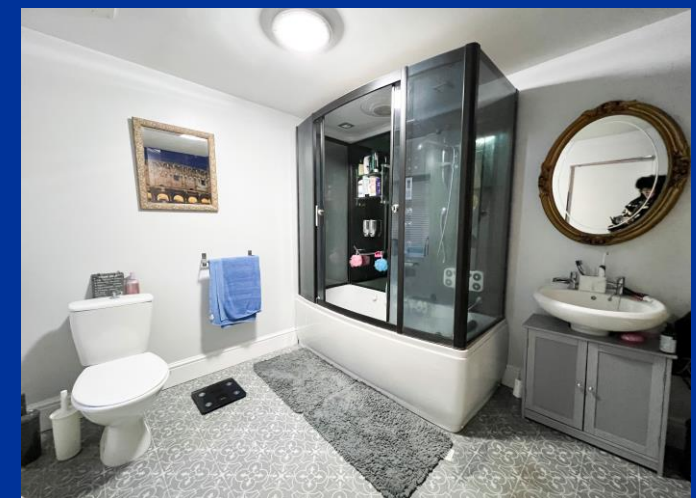
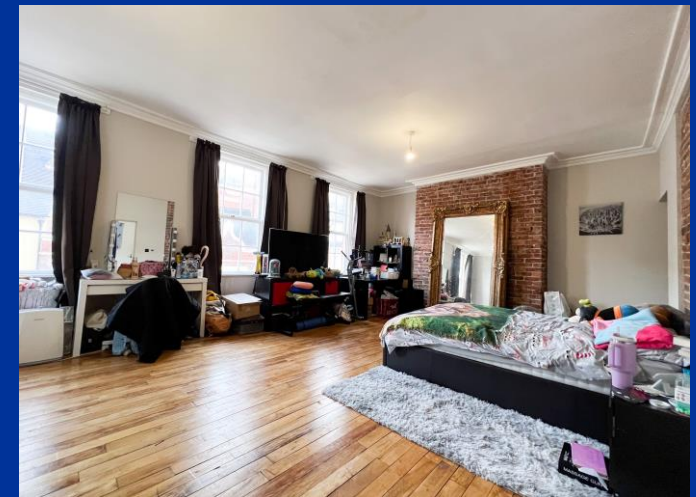
Ensuite 7' 5" x 4' 2" (2.26m x 1.27m) max measurements

Lower level WC, pedestal wash hand basin, corner shower cubicle with chrome fitment.

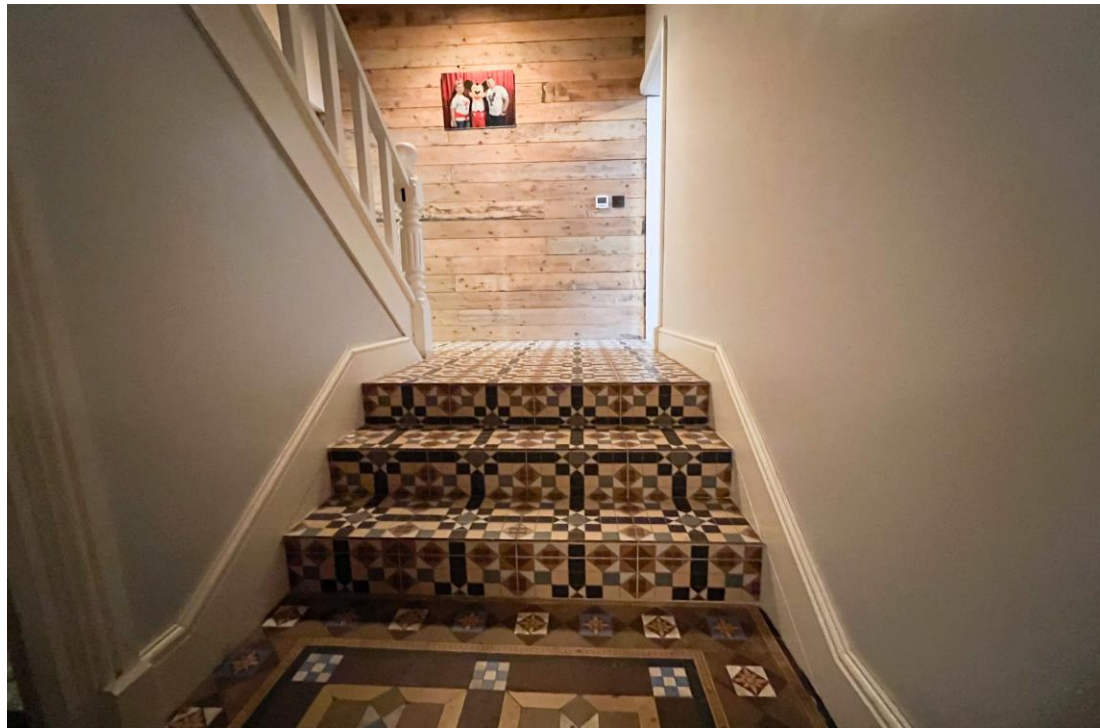
Note:
Council Tax Band: C

EPC Rating: TBC

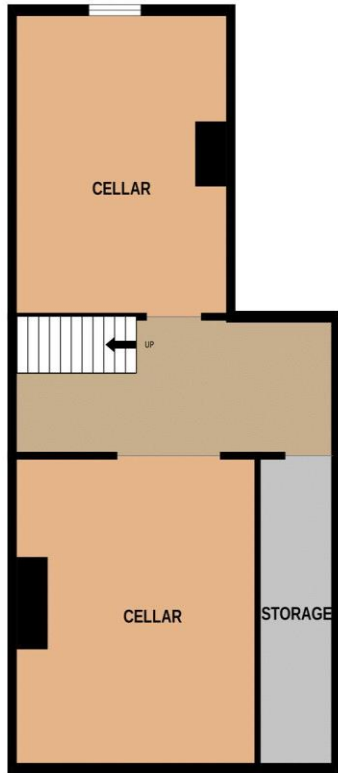
Tenure: Believed to be Freehold







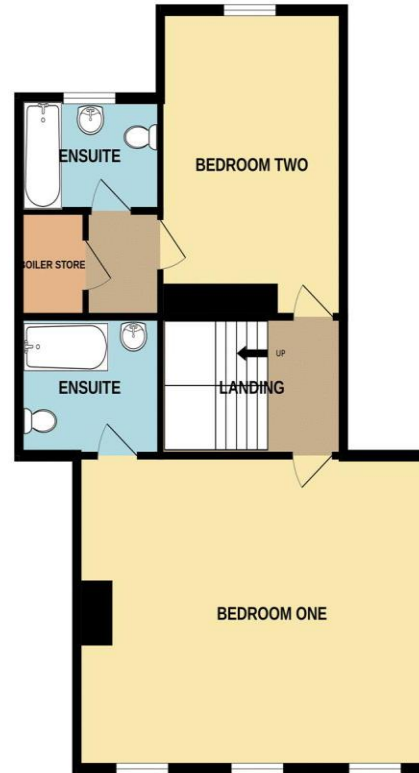
LOWER GROUND FLOOR



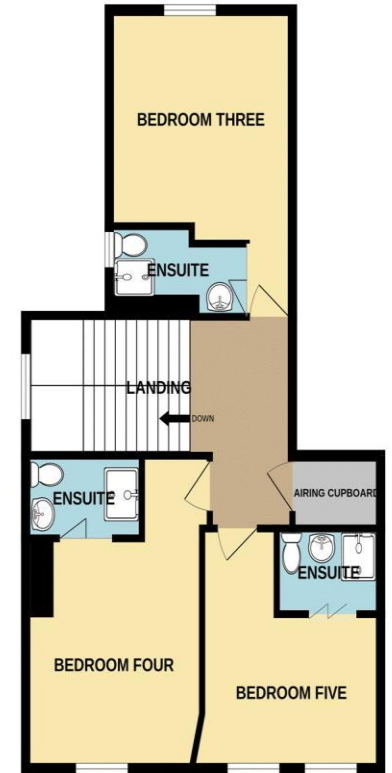
1ST FLOOR



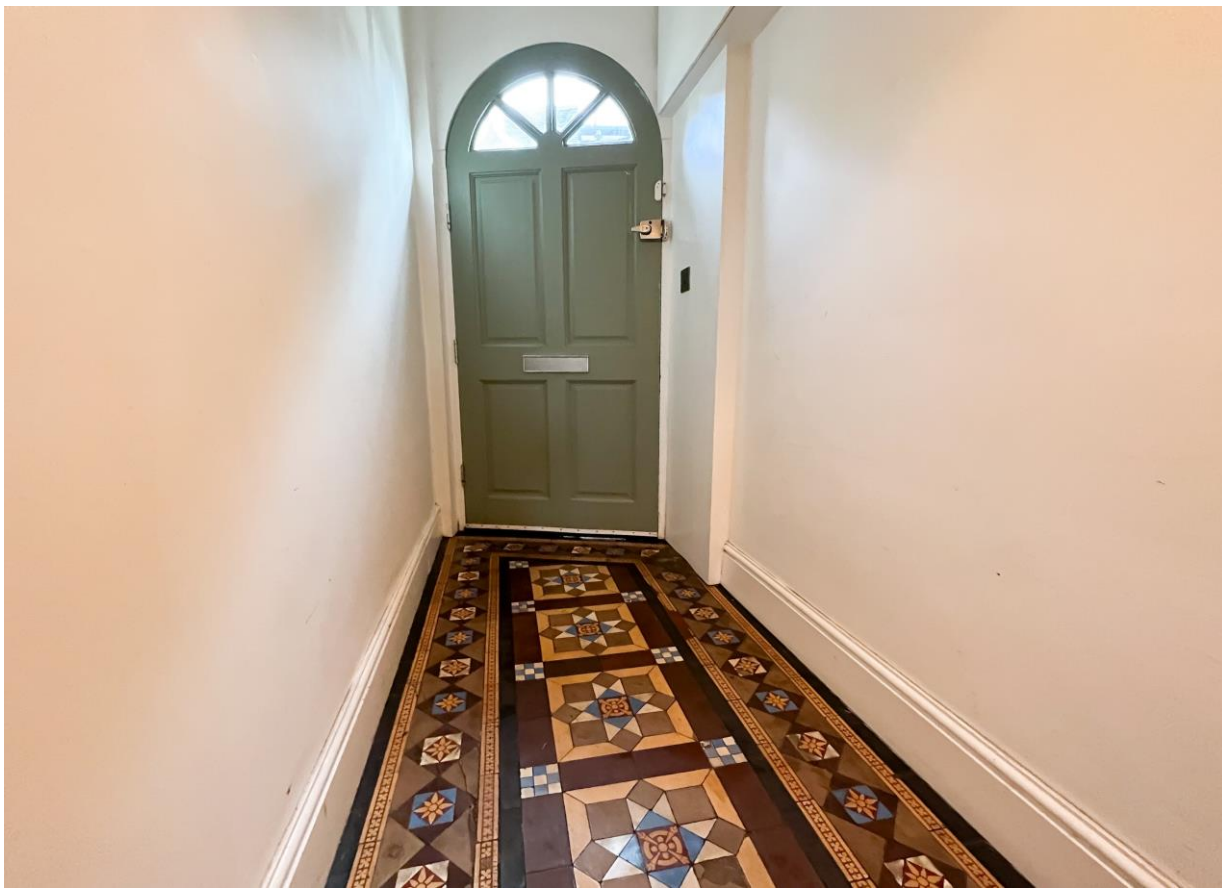
2ND FLOOR



3RD 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 for a short distance and just after passing the market place on the left take the next left into St Edward Street. Follow this road towards the traffic lights where the property is situated on the right hand side, identified by our for sale board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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