



Whittaker  
Rostons  
Est. 1930



Whittaker  
& Biggs



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## Mill Cottage Roach Road, Upper Hulme, Leek, Staffordshire, ST13

Offers In The Region Of £325,000

- Selling with NO CHAIN!
- Three storeys
- Double glazed throughout
- Stone cottage
- Two bedrooms
- Bursting with character
- Village location close to The Roaches
- Ideal holiday let or Air B&B
- South east facing garden

# Mill Cottage Roach Road, Leek ST13 8TY

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this delightful stone cottage on Roach Road, offering a perfect blend of character and modern living. With no chain involved, this property presents an excellent opportunity for those seeking a new home or an investment in a picturesque location.

Spanning three storeys, the cottage features an inviting reception room that provides ample space for relaxation and entertaining. The well-appointed kitchen and dining area create a warm atmosphere, ideal for family gatherings or intimate dinners. The two comfortable bedrooms are perfect for small families or couples, ensuring a restful retreat at the end of the day.



Council Tax Band: B



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Locally Based Group



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## **Ground Floor**

### **Sitting Room**

21'3" x 12'3"

Wood double glazed door to the frontage, UPVC double glazed sash window to the frontage, UPVC, double glazed window to the rear, log burner, slate hearth, wood mantel, radiator, stairs up to the first floor, stairs down to the lower ground floor.

### **Lower Ground Floor**

### **Kitchen / Dining Room**

21'7" x 12'3"

Wood double glazed door to the rear, window to the frontage, units to the base and eye level, Bosch ceramic hob, Bosch electric fan assisted oven, extractor fan, stainless steel sink and half with drainer, chrome mixer tap, integral fridge, space and plumbing for a washing machine, exposed stone wall, radiator, ceiling beams, inset ceiling spotlights.

## **First Floor**

### **Bathroom**

5'11" x 5'4"

UPVC double glazed window to the side aspect, inset bath, chrome mixer tap, electric Triton shower over, pedestal wash hand basin, chrome taps, low level WC, radiator, inset ceiling spotlights.

### **Bedroom One**

12'3" x 8'11"

UPVC double glazed sash window to the frontage, radiator.

### **Bedroom Two**

12'4" x 7'4"

UPVC double glazed window to the rear, fitted wardrobes, radiator.

### **Externally**

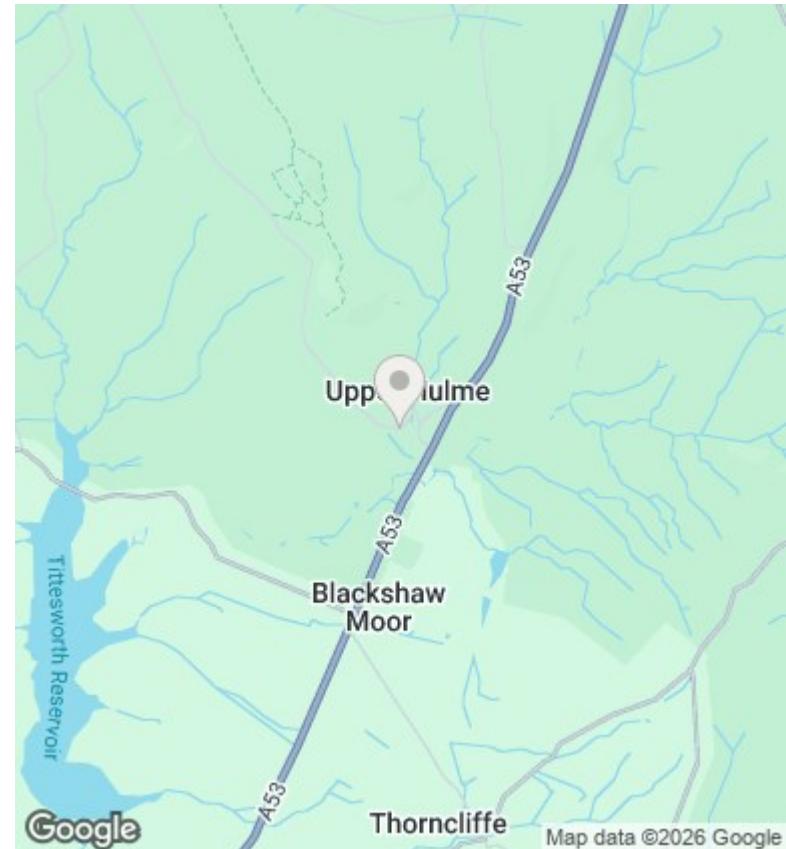
Externally to the rear, laid to gravel, fence boundary, oil tank, outbuilding.







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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		47
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	