Whittaker & Biggs
Est. 1930
Rostons Group







11A Milk Street, Leek, Staffordshire, ST13 6BE

Offers In The Region Of £300,000

- Converted chapel
- 4 Bedrooms
- Off road parking
- NO UPPER CHAIN!
- Dates back to 1894
- Large sitting room and separate dining room
- Courtyard
- Renovated in 2003
- 2 Bathrooms
- EPC rating C

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11A Milk Street, Leek ST13 6BE

Whittaker & Biggs are pleased to offer to the market this four bedroom converted chapel, which is situated on the outskirts of Leek market town within a quiet residential area.
Built in 1894 in a gothic style and sympathetically renovated in 2003 into four dwellings, the property is situated towards to the front of the chapel and is comprised of a kitchen breakfast room, hall, shower room, sitting room and dining room to the ground floor whilst to the first floor are four well-proportioned bedrooms and a family bathroom.
The kitchen breakfast room is sizable with a shower room off the hallway, both bathrooms have contemporary fittings. Bedroom one is an impressive space at nearly five and a half metres in length and having two skylights along with original stained glass, leaded cathedral windows.
Externally, the courtyard is laid to gravel with a stone circle patio and mature trees and shrubs. To the frontage is a tarmacadam driveway for off road parking and an EV charging point.
A viewing is highly recommended to appreciate this home's history, original features and large living space.

4 2 2 C

Council Tax Band: C





Ground Floor

Kitchen/Breakfast Room
17'11" x 11'1" Max measurement
Wood glazed door to the left side aspect, wood double glazed to the right side aspect, 3 x original stained glass leaded windows with secondary glazing to the frontage, units to the base and eye level, island unit, Prima electric fan assisted oven, Prima four ring gas hob, extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, integral fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher (dishwasher included), tiled floor, concealed Alpha combi boiler. - Size : - 17' 11" x 11' 1" (5.45m x 3.39m) Max measurement

Sitting Room
19'1" x 15'6" Max measurement
3 x original stained glass leaded windows with secondary glazing to the side aspect, 1 x original stained glass leaded windows with secondary glazing to the frontage, stairs to the first floor, under stairs storage, radiator. - Size : - 19' 1" x 15' 6" (5.81m x 4.73m) Max measurement

Dining Room
15'7" x 10'4"
3 x original stained glass leaded windows with secondary glazing to the side aspect, radiator. - Size : - 15' 7" x 10' 4" (4.76m x 3.16m)

Shower Room
6'0" x 5'5"
Original stained glass leaded windows with secondary glazing to the frontage, shower enclosure, chrome fitments, low level WC, circular wash hand basin on a wooden block, chrome mixer tap, radiator. - Size : - 6' 0" x 5' 5" (1.84m x 1.65m)

Hall
6'2" x 4'11"
Loft access. - Size : - 6' 2" x 4' 11" (1.87m x 1.5m)

First Floor

Landing
15'9" x 4'5" Max measurement
Loft access. - Size : - 15' 9" x 4' 5" (4.80m x 1.35m) Max measurement

Bedroom One
17'11" x 11'3" Max measurement
3 x original stained glass leaded windows with secondary glazing to the frontage, 2 x skylight windows, radiator. - Size : - 17' 11" x 11' 3" (5.45m x 3.42m) Max measurement

Bedroom Two
14'3" x 8'5"
Skylight window, fitted wardrobes, radiator. - Size : - 14' 3" x 8' 5" (4.35m x 2.57m)

Bedroom Three
11'10" x 9'7"
Skylight window, radiator. - Size : - 11' 10" x 9' 7" (3.61m x 2.91m)

Bedroom Four
10'8" x 5'10"
Skylight window, original wood truss. - Size : - 10' 8" x 5' 10" (3.24m x 1.78m)

Bathroom
6'4" x 14'3" Max measurement
Skylight window, panel bath, chrome mixer tap, low level WC, pedestal wash hand

basin, chrome mixer tap, radiator, over stairs storage, extractor fan. - Size : - 6' 4" x 14' 3" (1.93m x 4.35m) Max measurement

Externally

To the frontage, tarmacadam driveway, EV charging point.
To the side aspect, gated courtyard, laid to gravel with a stone circle, mature trees and shrubs. - Size : -

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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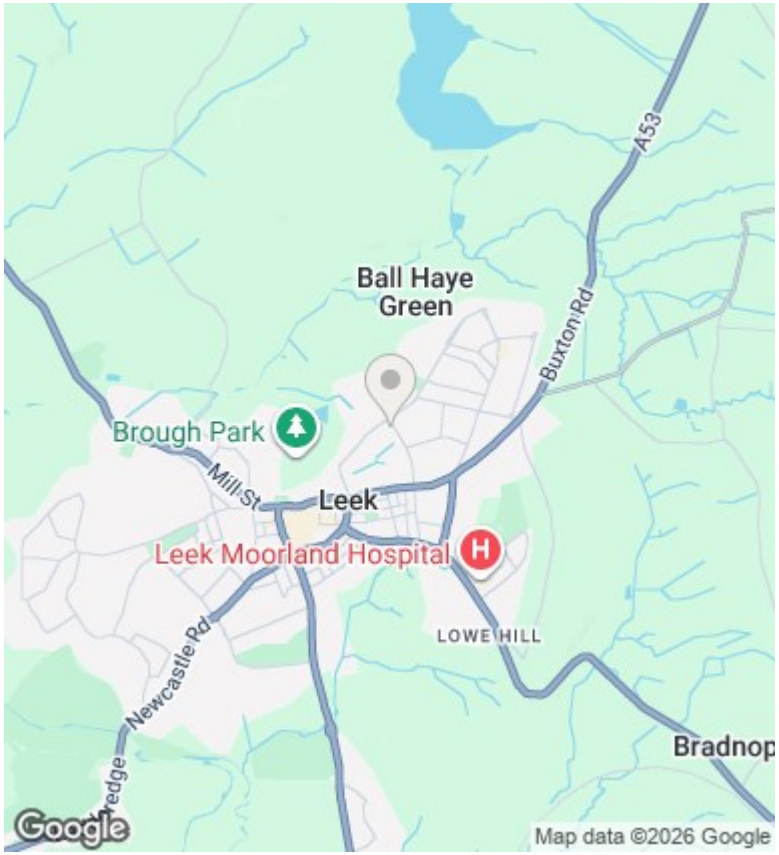








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 and at the traffic lights continue straight ahead. Follow this road passing the Brough Park Leisure Centre on the left hand side and take the first main turning right into Milk Street and the property is situated on the left hand side.

Photo Editing Disclaimer:

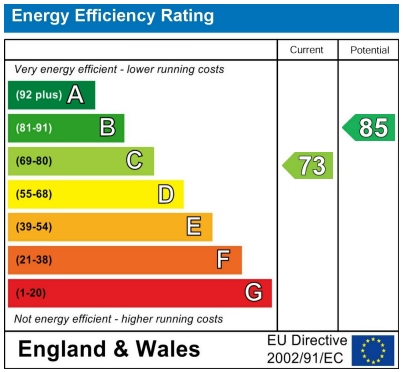
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Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

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