



Graham Watkins & Co

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30 Buxton Road, Leek, ST13 6EE



A deceptively spacious property offering a commercial premises on the ground floor and a residential apartment on the first floor with some original features, which is in need of modernisation and improvement. An ideal opportunity for an owner or occupier looking for business premises with living accommodation above, or an investor looking for a mixed use property. In addition there is an enclosed yard area at the rear and access to Buxton Road via the entry.

A property which must be viewed to appreciate its full potential.

Offers In The Region Of £145,000 (Subject To Contract)

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

Located on the edge of Leek's town centre, the property is within walking distance to many local amenities and transport links to Macclesfield, Buxton, Ashbourne and Stoke - on - Trent.

Accommodation Comprises:

Reception Room 3.26 x 3.13 (10'8" x 10'3")

Having a bay window to the front aspect, double radiator, front door with partial glazing.



Inner Hallway

Giving access to the first floor apartment, double radiator, cushioned floor and door to the cellar.

Cellar 3.53 x 3.18 (11'7" x 10'5")

With window to the front aspect, stone stillage, meters and concrete floor.

Treatment Room One 3.53 x 2.57 (11'7" x 8'5")

Having a bay window to the rear aspect, double radiator, built in wall and base cupboards and cushioned flooring.



Treatment Room Two 3.53 x 2.57 (11'7" x 8'5")

With picture window to the front aspect, double radiator, pedestal wash hand basin and cushioned flooring.



Kitchen 2.93 x 2.24 (9'7" x 7'4")

The kitchen consists of base cupboards and drawers, worktops, stainless steel sink with mixer tap, tiled splash backs, matching wall cupboards, wall mounted mains gas boiler, double radiator, window and door to the side aspect and cushioned flooring.



First Floor Accommodation

In need of modernisation and improvement, comprising the following:

Kitchen 2.96 x 2.30 (9'9" x 7'7")

With base unit with stainless steel sink and sash window to the rear aspect.



Bedroom 4.0 x 2.75 (13'1" x 9'0")

With sash window to the rear aspect, wall mounted electric heater.



Bathroom 3.80 x 1.26 (12'6" x 4'2")

Having a cast iron bath, pedestal wash hand basin, sash window to the rear aspect, part panelled walls and ceiling, built in airing cupboard.



Box Room 2.99 x 1.30 (9'10" x 4'3")

With sash window to the front aspect, panelled walls and ceiling and built in storage.

Living Room 4.67 x 3.40 (15'4" x 11'2")

Benefitting from a feature sash bay window to the front aspect and fireplace including a gas fire in a carved surround.



Reception / Bed Room 3.21 x 2.27 (10'6" x 7'5")

With sash window to the front aspect.



Outside

Externally, there is a rear yard area being partial brick and concrete flagged. Access to entry leading to Buxton Road, outside lighting, steps to yard area.

Brick and tile W.C housing low level lavatory, tiled floor, and wall heater.



checked the legal documents to verify the freehold/leasehold status of the property.



Viewings

By prior arrangement through Graham Watkins & Co

Measurements

All measurements given are approximate and are 'maximum' measurements.

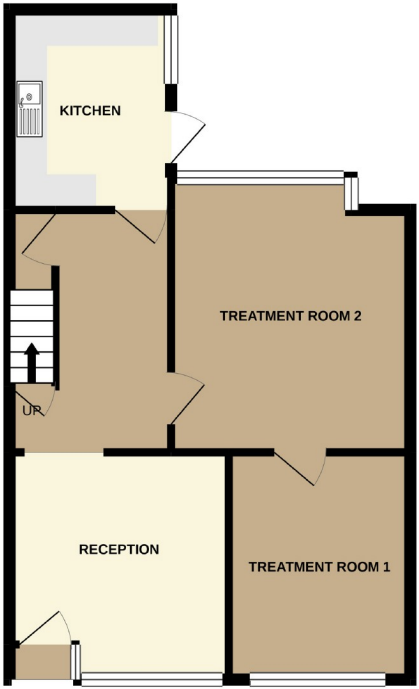
Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

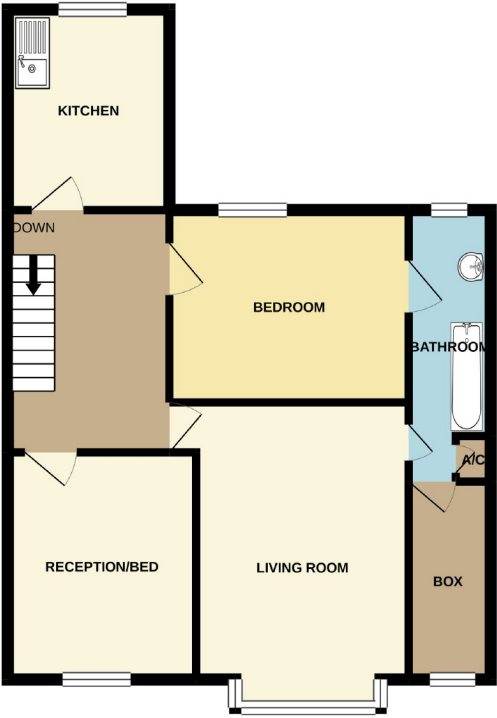
Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent

GROUND FLOOR



FIRST FLOOR ACCOMMODATION



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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