



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**10 Overton Bank, Leek, ST13 5ES**

**Offers Over £125,000**

**\*\*FOR SALE WITH NO UPWARD CHAIN\*\***

A quaint two bedroom cottage located on the edge of Leek's town centre. Dating back to the late 18th Century, this Grade II Listed property boasts character with exposed ceiling beams and open fire. Having the added benefit of an extension to create a conservatory/garden room to the rear aspect. Internally, the cottage would benefit from some modernisation, however it is ideal for First Time Buyers or Investors looking to extend their portfolio. The cottage is a stone's throw away from many local amenities and transport links. Viewing is highly recommended.





### Situation

Located just outside the centre of Leek with local amenities close by and within walking distance of the market town centre. Also easy access for commuting routes to Congleton, Macclesfield, Buxton and Ashbourne.

### Directions

From our Leek office proceed along Ball Haye Street, at the traffic lights turn left into Stockwell Street. Just prior to the left hand fork onto West Street, Overton Bank is a pedestrian cobbled walkway. The property will be on the left hand side identified by our For Sale board.

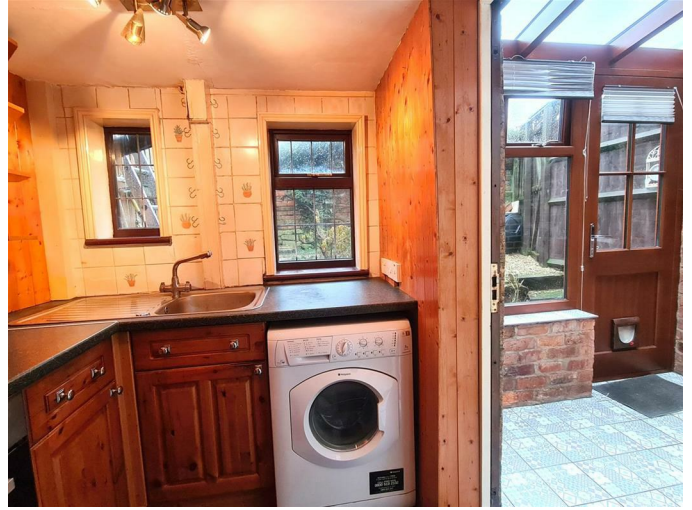
### Living Room 14'7" x 14'6" (4.46 x 4.43)



Wooden front entrance door, cupboard housing the gas meter, window to the front aspect, fireplace including open fire, radiator, cupboard housing the fuse box and electric meter, under stairs storage.



### Kitchen 5'8" x 5'4" (1.74 x 1.64)



With a tiled floor, two windows to the rear aspect, base cupboards and drawers with work top over, inset stainless steel sink and drainer unit with mixer tap, part tiled walls, integrated electric oven with gas hob above and extractor fan over, plumbing for a washing machine.



### Conservatory 6'11" x 5'4" (2.13 x 1.64)



With tiled floor, brick walls with glazing and rear



entrance door, glass ceiling, electrical points and lighting.



Stairs to First Floor Landing

Bedroom One 14'7" x 7'8" (4.47 x 2.34)



Having painted wooden floorboards, window to the front aspect, radiator and loft access.



Bedroom Two 9'6" x 6'7" (2.92 x 2.01)



With fitted carpet, window to the rear, radiator, integrated wardrobes including a wall mounted Baxi combination boiler.

Bathroom 5'11" x 5'4" (1.81 x 1.64)



With vinyl floor, fully tiled walls, bath with shower figment over, pedestal wash hand basin, low level lavatory, obscured window to the rear aspect.

## Outside



To the rear of the property there is a rear garden with raised flower bed.

### Grade II Listing

The property is believed to date back to the late 18th Century. This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural or historic interest. The property was listed in 1996 with the listing number 1268551 and further information can be found on the Historic England website.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Council Tax and Local Authority

We believe the property is in band A and the local authority is Staffordshire Moorlands District Council.

### Services

We believe the property is connected to all mains services.

### Measurements

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

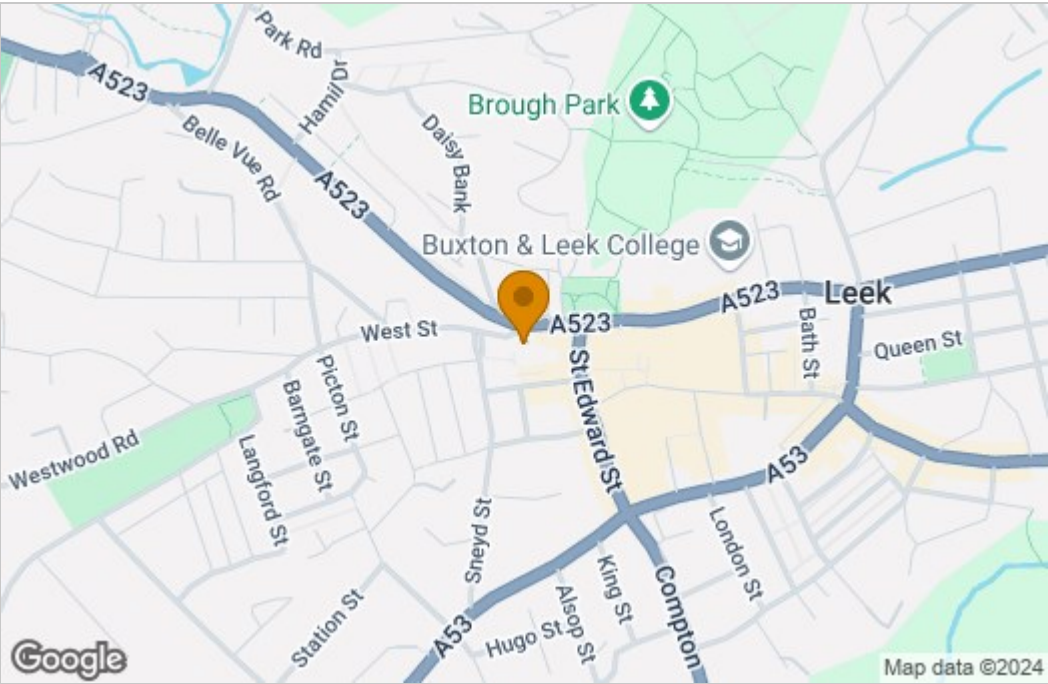
### Please Note

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

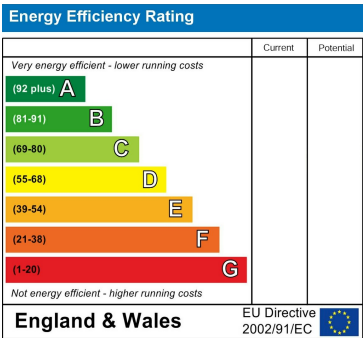


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.