



Fountain Street, Leek, ST13 6JS.  
Offers in the Region Of £295,000

Est. 1930  
**Whittaker & Biggs**

# Fountain Street, Leek, ST13 6JS.

Ye Nook is an exciting opportunity with an abundance of character and charm, with off street parking, garage and within a short walking distance of the town centre. Believed to be constructed in 1754 circa, this three bedroom semi detached home has a spacious layout, having three reception rooms, 16ft kitchen, boot room, office and generous bedroom sizes.

A walled frontage with a garden area provides privacy from the road and gated access for vehicular access to the rear, with brick-built garage having up and over door and pedestrian access to the rear.

You're welcomed into the property via the sitting room, with exposed beams and stone wall, bay window to the frontage and stairs to the first floor. The living room has a feature fireplace, stain glass windows and again exposed stone and beams. The kitchen has a generous range of fitted units to the base and eye level, stable door to the exterior, stainless steel sink, plumbing for a washing machine and gas cooker point. Located off the kitchen is the dining room, office, boot room and useful WC.

To the first floor the landing provides access to three generous bedrooms, with bedroom one and two having fitted storage and stain glass window to bedroom two. The bathroom is well equipped with both a panel bath and shower enclosure.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this unique home, its convenient position and further potential.

## Situation

The property is situated within easy walking distance of Leek town centre and also within the catchment for many Leek schools. Situated just off the Ashbourne Road which provides easy commuting to Ashbourne, Buxton or Macclesfield.



**Sitting Room** 16' 5" x 14' 7" (5m x 4.44m)

Wood door with feature inset and bay window to the front elevation, two radiators, staircase to the first floor, exposed stone wall, exposed time beams.

**Living Room** 16' 5" x 14' 11" (5m x 4.55m)

Wood bay window to the front elevation, two feature wood windows to the side elevation, two radiators, feature fireplace, tiled hearth, stone surround, wood mantle, exposed stone wall, exposed timber beams.

**Kitchen** 16' 5" x 9' 5" (5m x 2.86m)

Wood stable style door and window to the side elevation, wood window to the rear elevation, radiator, units to the base and eye level, gas cooker point, one and a half stainless steel sink with drainer, chrome mixer tap, plumbing for a washing machine.

**Dining Room** 14' 7" x 9' 9" (4.45m x 2.97m)

Wood window to the rear elevation, radiator, units to the base and eye level.

**Office** 4' 7" x 9' 10" (1.40m x 3m)

Radiator.

**Boot Room** 9' 10" x 4' 2" (3m x 1.27m)

Wood stable style door to the rear elevation, wood window to the side elevation, pedestal wash hand basin.

**Cloakroom** 3' 8" x 4' 2" (1.12m x 1.27m)

Wood window to the side elevation, radiator, low level WC, loft access.

**First Floor****Landing**

Radiator.

**Bedroom One** 13' 4" x 15' 1" (4.06m x 4.60m)

Wood window to the front elevation, two wood feature windows to the side elevation, radiator, fitted wardrobes.

**Bedroom Two** 10' 2" x 12' 10" (3.11m x 3.91m)

Wood window to the front elevation, radiator, built in wardrobes.

**Bedroom Three** 11' 10" x 9' 6" (3.60m x 2.89m)

Wood window to the rear elevation, radiator.

**Bathroom** 11' 8" x 9' 10" (3.56m x 3m)

Wood window to the rear elevation, radiator, airing cupboard, panelled bath, double shower cubical, low level WC, pedestal wash hand basin.

**Externally**

To the front, gated access, brick herringbone driveway, stone flagged patio, raised flower beds, stone walled boundaries. To the rear, brick herringbone driveway.

**Garage** 20' 8" x 14' 6" (6.30m x 4.43m)

Up and over door to the front elevation, door to the rear elevation, wood window to both side elevations, radiator, wall mounted sink, light and power connected.



Note:  
Council Tax Band: E

EPC Rating:

Tenure: believed to be Freehold







GROUND FLOOR



1ST 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.

Made with Metropix ©2023



## Directions

From our Derby Street, Leek, offices via foot proceed down Derby Street crossing over Ball Haye Street into Fountain Street, follow this road for a short distance where the property is then situated on the left hand side, clearly identified by Whittaker & Biggs '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.

45-49 Derby Street

Leek

ST13 6HU

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

Staffordshire

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Est. 1930  
**Whittaker & Biggs**