



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

Ivy Cottage, 5 Junction Road, Leek, ST13 5QL

Offers In The Region Of £175,000



**\*NO CHAIN\*** A quaint cottage situated just on the outskirts of the busy market town of Leek. Ivy Cottage boasts three bedrooms and two reception rooms with an extended kitchen leading out onto the enclosed rear garden area. The property offers deceptively spacious accommodation and is fitted with quality fixtures and fittings throughout. Ideally positioned within walking distance to the town, supermarket and Westwood Schools. An internal viewing is **HIGHLY** recommended to be fully appreciated.



### Situation

Located on the edge of Leek town centre, this property is ideally located for commuter links to Stoke - on - Trent, Ashbourne, Derby and Macclesfield. Within walking distance to the town centre and many local amenities such as schools, shops and public houses.

### Directions

From our office on Derby Street, turn right onto Haywood Street. Turn left at the traffic lights by Morrisons fuelling station onto Junction Road. The property will be found after a short distance along on the left hand side, indicated by our For Sale board.

### Accommodation Comprises

#### Entrance Porch

With uPVC double glazed window to the front aspect, single radiator and black and white Minton Tile floor.

#### Dining Room 4.18 x 3.59 (13'9" x 11'9")

Having a uPVC double glazed window to the front aspect, double radiator, staircase and door to the cellar.

#### Cellar 3.76 x 2.03 (12'4" x 6'8")

With double radiator, lighting and power points.

#### Living Room 4.18 x 3.59 (13'9" x 11'9")

Having a uPVC double glazed window to the front aspect, feature fireplace including an electric fire and double radiator.

#### Kitchen 6.02 x 2.00 (19'9" x 6'7")

An 'L' shaped kitchen which comprises a range of base cupboards with drawers, Beck dishwasher, washing machine, built in Hotpoint electric oven, tiled splash backs, two double radiators, three uPVC double glazed windows, matching wall mounted cupboards, a pair of patio doors to the rear garden and tile effect laminated



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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;
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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.

floor.

Archway to the utility with uPVC double glazed window to the rear aspect, work surfaces and single radiator.

### First Floor Landing

With loft access.

#### Master Bedroom 4.26 x 3.64 (14'0" x 11'11")

Having a uPVC double glazed window to the front aspect, double radiator and built in wardrobes.

#### Bedroom Two 3.64 x 3.30 (11'11" x 10'10")

With uPVC double glazed window to the front aspect, double radiator and built in wardrobes.

### Shower Room

The white suite comprises a double shower cubicle including a mixer shower, low level lavatory, pedestal wash hand basin, uPVC double glazed window to the rear aspect, cushioned flooring and built in airing cupboard housing Vaillant gas boiler.

### Bedroom Three

With uPVC double glazed window to the rear aspect and double radiator.

### Outside

To the rear of the property there is an enclosed courtyard laid to patio, with outside tap and lighting.

### Council Tax Band

We believe the property is in band C

### Measurements

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

### Viewings

By prior arrangement through Graham Watkins & Co.

### Services

We believe the property is connected to all mains services.

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

### Wayleaves

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays,



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GROUND FLOOR



FIRST 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.  
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## Energy Performance Certificate



5, Junction Road  
LEEK  
ST13 5QL

Dwelling type: Semi-detached house  
Date of assessment: 26 October 2011  
Date of certificate: 26 October 2011  
Reference number: 2768-8958-6260-9329-8924  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 96 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	52	54	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	295 kWh/m <sup>2</sup> per year	285 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.4 tonnes per year	5.2 tonnes per year
Lighting	£99 per year	£49 per year
Heating	£935 per year	£943 per year
Hot water	£94 per year	£94 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.  
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

