Established 1770

E. HEATON & SONS

ALAN MORRIS

Auctioneers, Land and Estate Agents, Surveyors & Valuers

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09/01023/FUL 20 OCT 2009 - SM

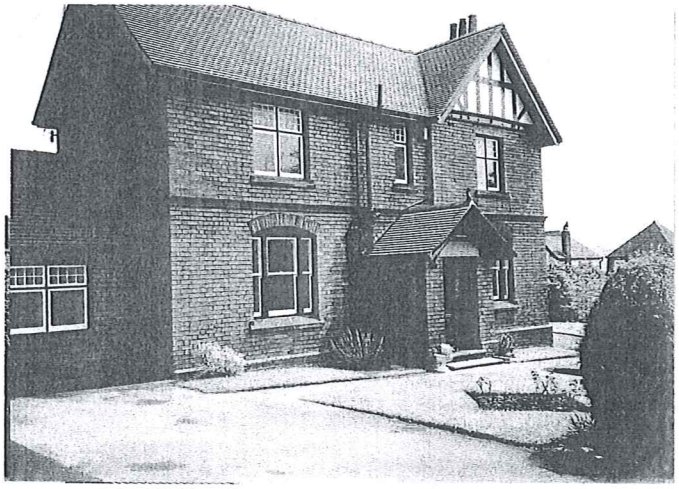
FOR SALE BY PRIVATE TREATY. WITH VACANT POSSESSION ON COMPLETION.

FIRST TIME ON THE MARKET

E N D O N.

THE OFFICE HOUSE, 247, LEEK ROAD.

Substantial and spacious Victorian property centrally situated in grounds extending to approximately 0.284 ACRES, retaining many original period features.



Conveniently situated in a much sought after area, adjoining the A.53, mid-way between Leek and The Potteries, within walking distance of Churches, shops etc. and in catchment area for Endon schools.

The property has a frontage of 90' to Leek Road and one of 140' to private driveway which is shared with adjoining owners.

ACCOMMODATION currently arranged as follows:-

Double entrance doors to ENTRANCE PORCH with Minton tiled floor, exposed timbers to roof, two leaded light windows and matching inner door and panels to

ENTRANCE HALL. 18'9" x 7'0" (including staircase). Matching decorative Minton tiled floor. PANTRY/STORE under stairs contains white glazed sink with cold tap over. Shelving.

GENERAL OFFICE. 15'2" x 14'0" Wood block floor, cast iron and tiled fireplace.

DRAWING OFFICE. 15'4" x 14'9" Wood block floor and cast iron and tiled fireplace and hearth. Through to

OFFICE. 12'0" x 10'6" Wood block floor and cast iron and tiled fireplace and hearth.

Messrs. E. Heaton & Sons for themselves and for the vendors or lessors of this property who's agents they are, give notice that:-

1. These particulars do not constitute nor constitute any part of an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. E. Heaton & Sons or the vendors or lessors.
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 purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors or lessors do not make or give, and neither Messrs. E. Heaton & Sons nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property

Staircase from Entrance Hall to LANDING giving access to CLOAKROOM with W.C. and wash handbasin with Heatrae hot water heater over.

PRIVATE OFFICE. 15'7" x 14'2" (over General Office)	Cast iron and tiled fireplace
OFFICE. 15'7" x 14'9" (over Drawing Office)	Cast iron and tiled fireplace

Separate front and rear access to:-



Entrance Hall, tiled floor and leaded light window and

SITTINGROOM. 14'3" x 14'3"	Quarry tiled floor. Marble, cast iron and tiled fireplace.
KITCHEN. 14'2" x 11'5"	Quarry tiled floor, combination grate, white glazed sink. Built-in cupboard. LARDER with shelving.

Stairs from Entrance Hall lead to landing and

OFFICE. 14'3" x 14'3"	Built-in cupboard.
RECORD OFFICE. 14'2" x 11'6"	Small cast iron fireplace.

OUTSIDE.

Tarmacadamed driveway leads to large CAR PARK (partly covered) and brick and tiled OUTOFFICES. Mature shrubberies, lawns and borders etc. surround the property on roadside, driveway and rear with pedestrian access from both frontages.

SERVICES.	Mains electricity, water and drainage connected. Gas connection available. Prospective purchasers are advised that none of the services have been tested and they should obtain their own independent reports.
ASSESSMENT.	Business Rate R.V. £5,500 Staffordshire Moorlands District Council.

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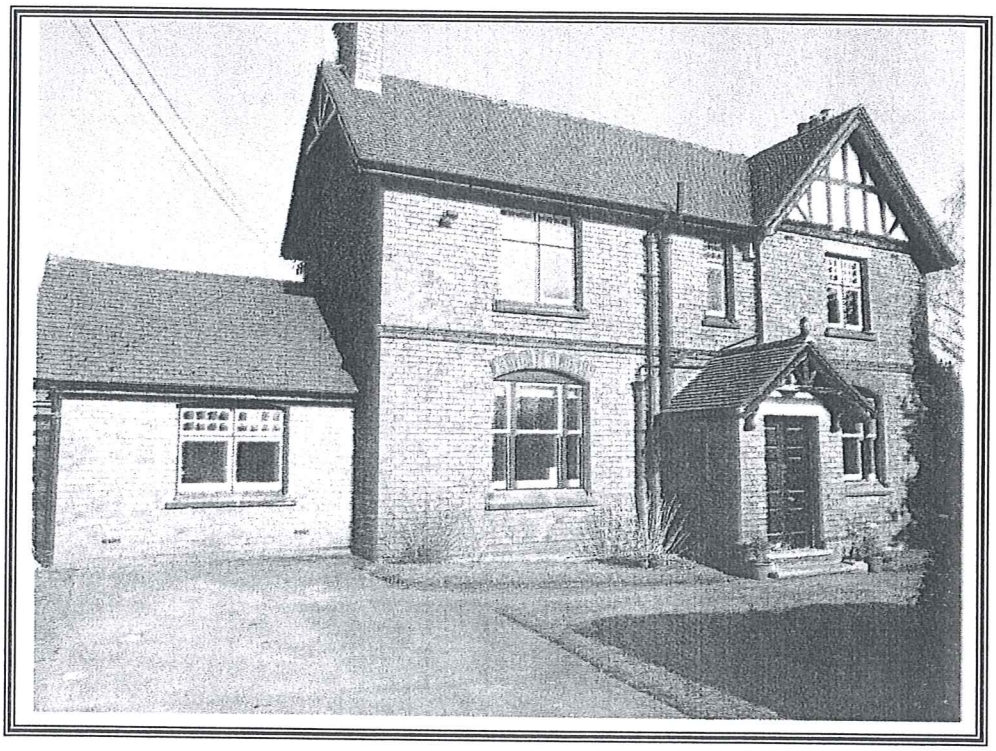
INTERESTING CONVERSION PROJECT



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THE OFFICE HOUSE
247-249 LEEK ROAD
ENDON, ST9 9BJ

Price: Offers in the region of £385,000

Substantial brick and tile Victorian property constructed and used, to date, as Land Agents' Estate Offices but having immense potential for conversion to a prestige family residence.

The building stands back from the Endon to Leek Road and is approached over a private driveway with ample parking and mature grounds.

Vacant possession on completion

NOTE This is a draft issue subject to confirmation, approved particulars may contain alterations

Daniel & Hulme for themselves and for the vendors of this property give notice that
(1) The particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
(2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection as to the correctness of each item. Dimensions are to the RICS code of measuring practise
(3) No Person in the employment of Messrs Daniel & Hulme has any authority to make or give any representation or warranty in relation to this property

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SERVICES: Mains water, mains electricity, mains drainage.
Gas available in Leek Road.

RATEABLE VALUE: £5,500

VIEWING: By prior appointment with the Leek Office of the agents.

DIRECTIONS:
Travelling from Leek the property is situated on the right hand side of the road after passing The Plough Inn and the junction with Church Lane.

Particulars;
Approached on foot, and with vehicles, over the adjoining private driveway, giving access to a tarmacadamed forecourt.

Principal **ENTRANCE LOBBY** with Minton tiled floor opening into;

MAIN HALL: with Minton tiled floor, staircase off.
Pantry storage beneath with belfast sink and water supply.

Principal CORNER ROOM: 4.29m x4.6m with cast fireplace, wood block floor.

OFFICE TWO: 4.7m x 4.45m with cast fireplace, wood block floor, sash windows overlooking approach to property.

INNER OFFICE: 3.7m x 3.2m with wood block floor, Victorian cast fireplace.

Secondary **ENTRANCE LOBBY** at foot of second stairs.

LIVING ROOM: 4.3m x 3.7m with cast grate, quarry tiled floor.

KITCHEN: 4.3m x 3.4m with quarry tiled floor, belfast sink, cast range.
Storage Pantry off.

At first floor;

LANDING with **CLOAKROOM** off having w.c. and wash hand basin with water heater over.

MAIN OFFICE: 5m x 4.3m with cast grate.

SECOND OFFICE: 4.6m x 4.6m with cast grate.

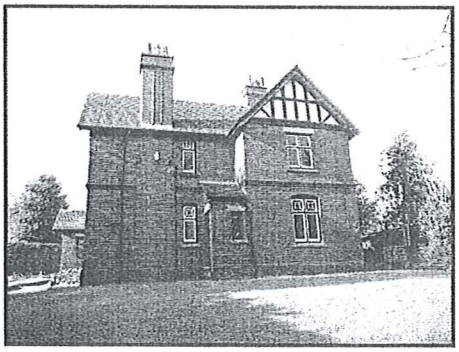
REAR LOBBY serving;

REAR ROOM: 4.3m x 3.1m with Victorian grate.
Airing Cupboard off housing hot water cylinder.

PRINCIPAL OFFICE: 4.3m x 4.3m with built-in storage cupboard.

OUTSIDE:
Lawned sloped gardens to west and south of building, ample car parking area to side with timber **Car Port** flanked by brick and tile **Outbuilding** comprising toilet and former wash house. Small yard with blue brick surface.

Further brick and tile **Garden Store**.



The Agent has not tested any apparatus, equipment fixture, fittings or services, and so 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. The buyer is advised to obtain verification from their Solicitor or surveyor prior to legal commitment to purchase.

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