



# Fernwood Drive

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## 17 Fernwood Drive

Leek  
Staffordshire  
ST13 8JA

This very well presented and deceptively spacious detached property offers three / four bed roomed accommodation arranged over three floors.

The property has been adapted to suit the needs of a larger family or those living with a relative with a ground floor bedroom and additional shower room.

Located in a very sought after area in the west-end of town offering easy access to shops, road links and the popular Westwood schools.

Benefiting from Upvc double glazing and gas fired central heating the accommodation briefly comprises: Entrance Hall with access to upper and lower floors, two bedrooms and shower room to the ground floor. Landing area, spacious living room with feature sliding doors to garden, kitchen, side porch, utility room, shower room, dining room which could be utilised as a fourth bedrooms and a further bedroom to the first floor.

Externally the property offers a superb elevated position and enjoys some excellent views over the town and also backs onto Westwood golf course.

Driveway to the front providing off street parking, a private enclosed rear garden area laid mainly to lawn with gravelled display borders and paved area.

\* A fabulous family home of which an internal inspection is essential.

\* The property is offered For Sale with No Upward Chain involved.



**Offers in the region of : £340,000**



**3**



**2**



**2**



**tbc**

Council  
Tax Band

**C**



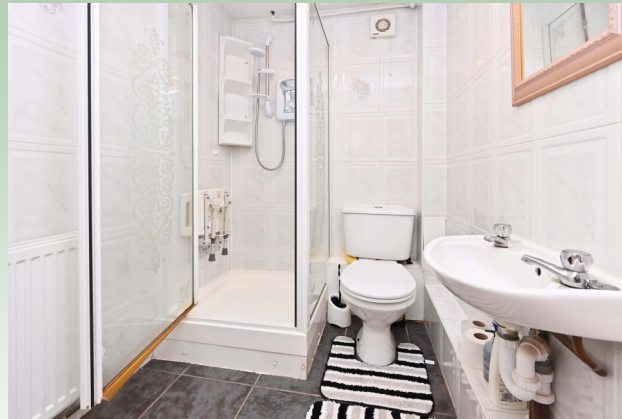
Leek Office - 01538 383344



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# Accommodation

## Entrance Hall

Stairs off to upper and lower floors.

## Lower Floor

### Inner Hallway

Access to:

### Bedroom

Radiator. Fitted wardrobes. Front access door.

### Shower Room

Shower cubicle. W.c. Wash basin. Radiator. Tiled walls. Tiled floor.

### Bedroom

Radiator.

## First floor

Landing Area. Double doors to:

### Living Room

Electric radiator x 2. Spotlights. Exposed beams. Sliding doors to rear garden. Access to:

### Utility Room

Work top. Tiled floor. Plumbing point.

### Kitchen

Range of fitted wall and base units. Sink unit with drainer and mixer tap. Electric hob and double oven below and extractor unit above. Tiled floor. Plumbing point. Tiled walls. Radiator. Access to:

### Side Porch

A very useful storage area. Front and rear access doors.

### Shower room

Large walk-in shower cubicle. W.c. Wash basin. Radiator. Tiled walls. Tiled walls.







### **Bedroom**

Radiator. Fitted wardrobes.

### **Dining Room / Bedroom Four**

Radiator. Feature window to front.

### **Outside**

Externally the property offers a superb elevated position and enjoys some excellent views over the town and also backs onto Westwood golf course. Driveway to the front providing off street parking, a private enclosed rear garden area laid mainly to lawn with gravelled display borders and paved area.

### **Tenure & Possession**

We understand the tenure is freehold and vacant possession will be given on completion.

### **Local Authority**

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

### **Method of Sale**

The property is offered by Private Treaty

### **Viewing**

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### **Services**

Mains water, electricity, and drainage.

### **Rights of Way, Wayleaves and Easements**

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

## AWAIT FLOORPLAN

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Broadband & Mobile Connectivity:** The property is well placed for mobile coverage; check the website [www.ofcom.org.uk](http://www.ofcom.org.uk) for specific connectivity details.

### Agents Note:

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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**RICS**

