



# Wardle Gardens

Leekbrook



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



## 8 Wardle Gardens

Leekbrook  
Staffordshire  
ST13 7AR

- \* A very well presented and spacious four bedroom detached family home situated on the popular Wardle Gardens development just on the outskirts of the town.
- \* The property offers some excellent sized accommodation and boasts a superb fitted kitchen, en-suite and bathroom.
- \* The property benefits from Upvc double glazing, gas fired central heating and security alarm system.
- \* The property briefly comprises: Entrance Hall, W.c, Living Room, Kitchen / Dining Room and Utility Room to the ground floor. Landing Area, Master Bedroom with En-Suite facility, Three further Bedrooms and a superb Family Bathroom to the first floor.
- \* Excellent sized driveway to the front with parking for up to four cars which leads to the double attached garage.
- \* Low maintenance gardens to the side and rear aspects with decked area and very useful garden shed to the rear gardens.
- \* The property is offered For Sale with No Upward Chain involved.

**Offers in the region of : £425,000**



4



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2



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Council  
Tax Band

E



Leek Office - 01538 383344



leek@buryandhilton.co.uk







# Accommodation

## Entrance Hall

Radiator. Stairs off.

## W.C.

W.c. Wash basin. Radiator.

## Living Room

Radiator x 2. Gas fire. Bay window. Double doors to rear.

## Kitchen / Dining Room

Range of fitted wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Electric hob and extractor unit above. Built-in oven and grill. Radiator x 2. Double doors to rear. Integrated fridge / freezer.

## Utility Room

Wall and base units. Sink unit. Radiator. Plumbing point. Side door. Central heating boiler.

## Landing area

Radiator. Loft access. Airing cupboard.

## Master Bedroom

Radiator.

## Ensuite

Shower cubicle. W.c. Wash basin with storage unit below. Tiled walls.

## Bedroom

Radiator.

## Bedroom

Radiator.

## Bedroom

Radiator. Fitted storage units.

## Bathroom

Shower cubicle. W.c. Wash basin. Bath. Heated towel rail. Tiled walls. Spotlights..





### **Outside**

Excellent sized driveway to the front with parking for up to four cars which leads to the double attached garage. Low maintenance gardens to the side and rear aspects with decked area and very useful garden shed to the rear gardens.

### **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.



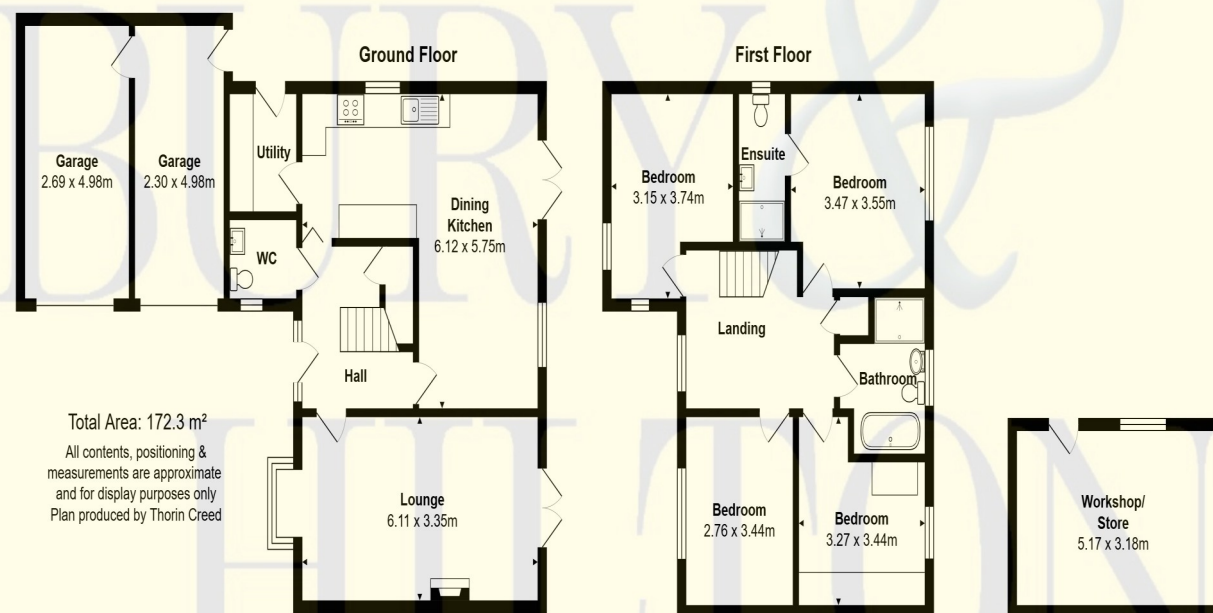
## Fixtures and Fittings

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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