



20 Woodside Lane
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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20 Woodside Lane

Leek

Staffordshire, ST13 7AN

This pre-war semi-detached property is delightfully situated in a small quiet private cul-de-sac on the edge of town and from the upper floors enjoys extensive views to the front over town and towards The Roaches.

The property has been extended to the rear and offers some excellent sized family accommodation and also benefits from two reception rooms, gas fired central heating, sizeable rear garden and ample off street parking and detached garage.

The accommodation briefly comprises: Entrance Hall, Shower Room, Living Room and a superb Kitchen with Sitting Room and Dining Area to the ground floor. Landing Area, Three Bedrooms and family Bathroom to the first floor.

A large driveway to the front providing off street parking for several vehicles and lading to a detached brick-built single garage.

The property occupies a generous sized plot with gardens to both front and rear aspects with lawned areas, patio areas and display borders.

A superbly well appointed semi-detached family home of which internal inspection is strongly recommended.

Offers in the region of: £360,000



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Leek Office - 01538 383344



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Accommodation

Entrance Hall

Radiator. Stairs off.

Rear Hall

Tiled floor. Side door. Radiator.

Shower Room 5'7 x 12'5 (1.70m x 3.78m)

Double shower cubicle. W.c. Wash basin. Radiator. Tiled floor.

Living Room 17'5 max x 12'1 (5.31m max x 3.68m)

Feature wood flooring. Bay window. Radiator. Feature fire place.

Sitting Room 11'10 x 10'5 (3.61m x 3.18m)

Feature wood flooring. Radiator. Built-in shelving.

Kitchen/Dining Area 22'4 x 8'7 (6.81m x 2.62m)

Wall and base units. ceramic sink unit with drainer and mixer tap. Plumbing point. Cooker point. Extractor unit. Tiled floor. Integrated fridge, freezer and dishwasher. Sky light x 2. Double doors to rear. Radiator.

First Floor

Landing Area

Access to:

Bedroom 12'1 x 17'5 into bay (3.68m x 5.31m into bay)

Radiator. Bay window.

Bedroom 11'10 x 10'4 (3.61m x 3.15m)

Radiator. Feature fire place.

Bedroom 8'6 x 7'7 (2.59m x 2.31m)

Radiator.





Bathroom 7'11 x 5'10 (2.41m x 1.78m)

Bath with shower over. W.c. Wash basin. Radiator & towel rail. Central heating boiler.

Outside

A large driveway to the front providing off street parking for several vehicles and lading to a detached brick-built single garage. The property occupies a generous sized plot with gardens to both front and rear aspects with lawned areas, patio areas and display borders.

Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band : C

Viewing

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

Method of Sale

This property is to be sold by Private Treaty.



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