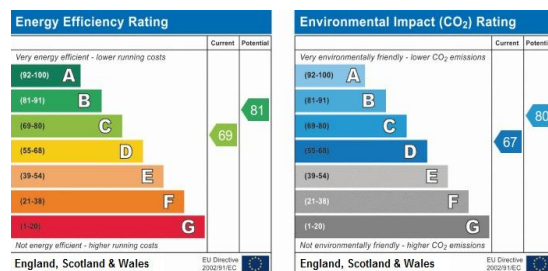




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
Made with Metropix ©2018



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

3 Millrise Road, Milton, Staffordshire, ST2 7BN
01782 958 944

Email: milton@samuelmakepeace.co.uk
WWW.SAMUELMAKEPEACE.CO.UK



Kiln Lane

Leek
ST13 8LQ

Offers In Excess Of £239,950





GRAB YOUR OVEN GLOVES BECAUSE THIS PROPERTY IS SIMPLY TOO HOT TO HANDLE! With a beautiful name like 'Rudyard View' you'd expect a stunning property with great views, and that's exactly what you get! Sitting in an elevated position on KILN LANE, this splendid DETACHED property is ready and waiting to be your new home. Offering a lovely bright triple aspect lounge, big dual aspect kitchen diner for cooking up a tasty treat, THREE DOUBLE BEDROOMS, a bathroom and a shower room; there's plenty of space for a growing family. And outside doesn't disappoint either, with garden areas at the front and rear, and an enclosed landscaped garden to the side. There's also a driveway and garage for off road parking too. But don't tread with caution... if you don't act fast this property will have vanished in a puff of smoke! Call us now to arrange your viewing on 01538 809 809!

Ground Floor

Entrance Hall

A double glazed door overlooks the front aspect. Storage cupboard. Wall mounted radiator. Stair case to the lower ground floor.

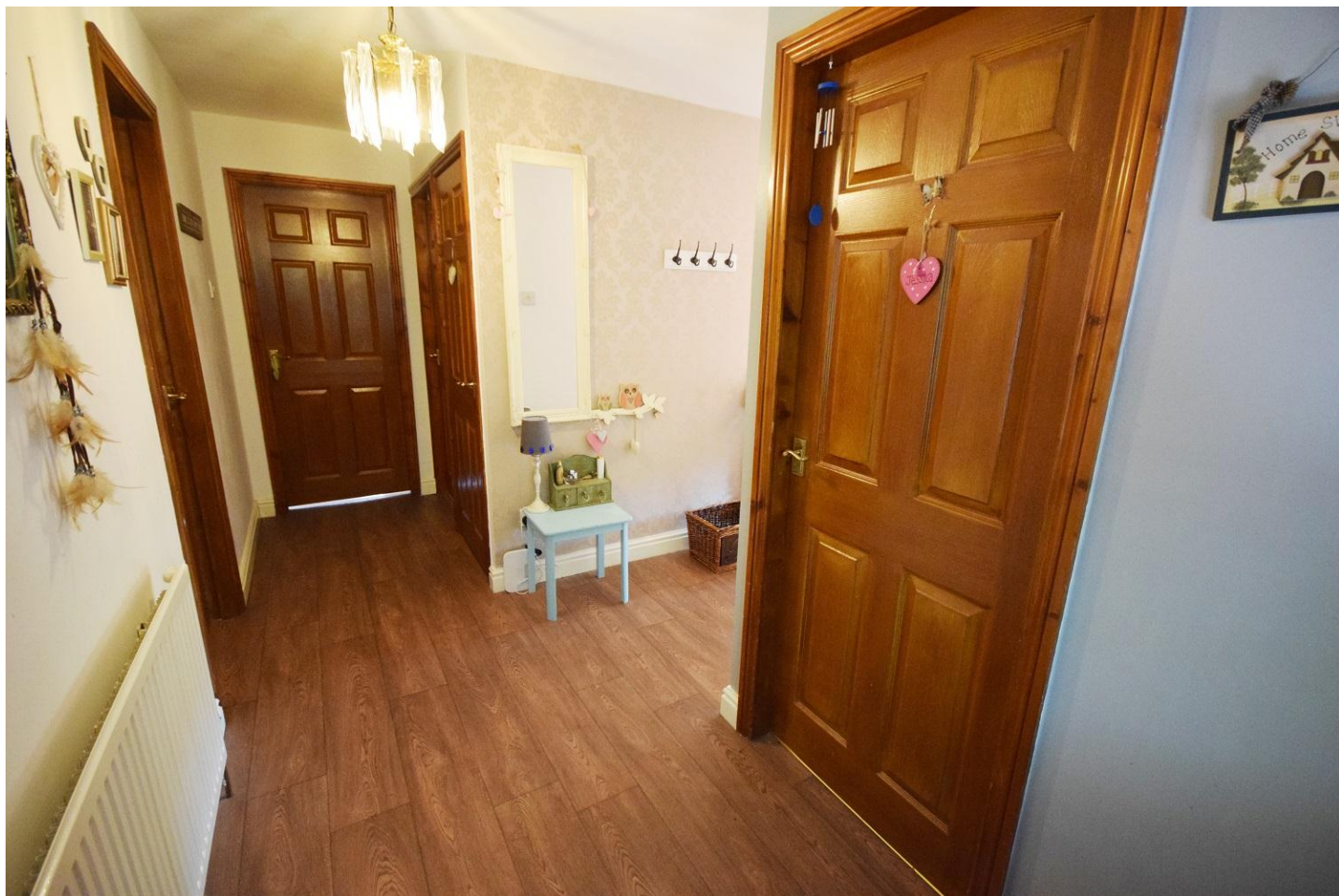
Lounge 16' 6" x 11' 4" (5.03m x 3.45m)

Double glazed windows overlook both side aspects and the rear. Features wall lights, exposed floor boards and a TV point. Wall mounted radiator.

Kitchen/Diner 17' 5" x 11' 6" (5.30m x 3.50m)

Double glazed windows overlook the front and side

Offers In Excess Of £239,950



aspects. Fitted with a range of wall and base storage units with an inset 1.5 bowl sink and side drainer plus work surface areas and a breakfast bar. Features a double electric oven, 5 ring gas hob and a cooker hood. Plumbing for a dishwasher, integrated fridge and space for a fridge/freezer. Central heating boiler. Wall mounted radiator.

Cloakroom 12' 10" x 5' 1" (3.91m x 1.55m)

A double glazed window overlooks the rear aspect. Fitted with a shower cubicle, wash hand basin and low level W.C. Wall mounted radiator.

Bedroom Two 12' 6" x 11' 2" (3.81m x 3.40m)

A double glazed window overlooks the front aspect. Access to the loft. Wall mounted radiator.

Lower Ground Floor



Hallway 12' 4" x 9' 0" (3.76m x 2.74m)

A door overlooks the rear garden. Two storage cupboards, one houses plumbing for a washing machine and the other for a tumble dryer. Wall mounted radiator.

Bedroom One 16' 6" x 11' 3" (5.03m x 3.43m)

Double glazed windows overlook the side and rear aspects. Fitted wardrobes and a dressing table. Wall mounted radiator.

Bedroom Three 13' 4" x 9' 8" (4.06m x 2.94m)

A double glazed window overlooks the side aspect. Fitted wardrobes and a desk. Wall mounted radiator.

Bathroom 7' 5" x 7' 4" (2.26m x 2.23m)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising of a bath with mixer tap and shower attachment, vanity unit and low level W.C. Fully tiled walls. Extractor fan. Shaver point. Wall mounted radiator.



Exterior

To the front of the property there is a concrete path and raised flower beds. To the side there is a paved patio and decked seating area. To the rear there is a tarmac driveway leading to the garage, steps up to the property and a grass embankment.

Garage 16' 0" x 13' 2" (4.87m x 4.01m)

Up and over garage door. Power and lighting installed.

