



22 The Willows, Leek, Staffordshire, ST13 8XF

Price: £270,000

- No Chain
- Detached property with driveway & off road parking
- Through Lounge / Dining Room
- Conservatory
- Master bedroom with en-suite
- Quiet cul-de-sac location
- Close to local amenities
- Enclosed rear garden with open aspect

A three-bed detached property nestled in this quiet cul-de-sac. The Willows is located in the west end of town close to local amenities and within the catchment area of sought-after schools. The property has a driveway to the front and additional parking space to the side, which leads to an enclosed rear garden. Internally the accommodation is spacious and offers a through lounge/dining room, conservatory, cloakroom and kitchen on the ground floor. On the first floor are three bedrooms, the master bedroom having an en-suite shower room and a range of fitted wardrobes. There is also a family bathroom. The rear garden has a lawned area and stocked border, with a patio accessible from the conservatory. This property is offered to the market with no upward chain, making it worthy of viewing to appreciate the excellent location and setting.

Description

Front Porch:

Covered porch with tiled flooring. uPVC door to the front aspect.

Hallway:

Stairs off to the first floor. Radiator. Window to the side elevation.

Cloakroom:

Low level W.C and pedestal wash hand basin. Obscure glazed window to the side elevation.

Lounge: 13' 7" x 12' 6" (4.14m x 3.82m)

Feature fireplace. Dado rail. Radiator. Window to the front elevation. Arch through to the:

Dining Room: 10' 9" x 7' 8" (3.27m x 2.34m)

French doors to the Conservatory. Radiator. Door through to the Kitchen.

Conservatory: 9' 1" x 8' 5" (2.78m x 2.57m)

uPVC frame with glazing to two sides. Door out to the rear garden.

Kitchen: 10' 1" x 7' 7" (3.08m x 2.30m)

A range of wall and base units incorporating a stainless steel inset sink. Inset single oven with four ring gas hob and extractor hood over. Plumbing for an automatic washing machine. Tiled splashbacks. Radiator. Under stairs cupboard off housing the boiler. Window to the rear elevation and door out to the side.

First Floor Landing:

Window to the side elevation.

Bedroom One: 11' 0" x 9' 11" (3.36m x 3.01m)

A range of fitted wardrobes, radiator, window to the front elevation. En-suite shower room off.

En-Suite Shower Room:

A suite of enclosed tiled shower cubicle with curtain, low level W.C and a vanity sink unit. Radiator. Extractor fan. Obscure glazed window to the front elevation.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Description

Bedroom Two: 9' 1" x 7' 10" (2.78m x 2.40m)
Radiator. Window to the rear elevation.

Bedroom Three: 9' 1" x 6' 6" (2.78m x 1.98m)
Radiator. Window to the rear elevation.

Bathroom:
A full bathroom suite with panelled bath, pedestal wash hand basin and low level W.C. Tiled walls. Radiator. Obscure glazed window to the side elevation.

Rear Garden:
A low maintenance rear garden with a lawned area, hedged boundaries and small stocked borders. A paved area which can be accessed from the Conservatory. Gated access from the driveway.

External :
The property has a driveway to the front which provides off road parking, and has a small stocked border, and mature conifers. There is a driveway to the side of the property - offering additional parking.



Address: 22 The Willows, LEEK, ST13 8XF
RRN:

