



## 18 Abbots Road, Leek, Staffordshire ST13 6EZ

**Price: Offers Over £350,000**

- Well presented spacious detached home
- Two double bedrooms and bathroom on the first floor
- Outskirts of the town close to local amenities
- Gas central heating & uPVC DG
- Driveway, garage and rear garden
- NO UPWARD CHAIN

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Daniel & Hulme are pleased to offer this wonderful home to the market for the first time since it's build in 2000. A detached home located on the fringes of the Peak District designed and built to a high specification offering gated off road parking and an integral garage, alongside a rear garden with greenhouse and shed.

The well presented accommodation is spacious throughout with a large lounge, kitchen diner, bedroom three (or second reception room), and shower room to the ground floor. There are two bedrooms and a full bathroom on the first floor. Benefiting from uPVC double glazing and gas central heating

This property is perfectly suited for all ages, offering convenience and accessibility for both young and old. Located close to local amenities, schools, and transport links, it provides an ideal setting for families, professionals, and retirees alike.

The property is offered to the market with NO UPWARD CHAIN



### **Entrance Hall**

A welcoming hallway with stairs off to the first floor. Radiator. Access to the integral garage. Radiator. Understairs storage cupboard. uPVC door and window to the front aspect.



### **Lounge 17'7" x 11'3"**

A spacious lounge with a box bay window to the front elevation. A feature fireplace place with marble back and hearth having a wooden surround with inset gas fire. Coved ceiling. Radiator.



**Kitchen Diner 15'2" x 11'3"**

A full range of base and wall units providing storage with work surfaces over. Inset stainless steel sink unit. Integrated single oven, with four ring gas hob over and extractor hood above. Tiled splashbacks. Ceramic tiled flooring. Radiator. Window to the rear aspect. Obscure glazed door to the side aspect.



**Shower Room 7'0" x 6'9"**

A fully enclosed shower cubicle, pedestal wash hand basin and low level W.C. Full height tiling within the shower and half height on remaining walls. Ceramic tiled flooring. Extractor fan. Radiator. Obscure glazed window to the rear aspect.



**Bedroom Three / Sitting Room 11'7" x 9'11"**

A bedroom which could also be utilised as a second reception room or office. Coved ceiling. Radiator. Window to the rear over-looking the garden.



**First Floor Landing**

A spacious area with a storage cupboard over the stairs. Radiator.



**Bedroom One 14'10" x 9'11"**

A spacious and light room with a full range of built-in wardrobes and matching bedside furniture. Radiator. Two Velux windows with fitted blinds.



**Bedroom Two 18'8" x 11'3"**

A fantastic sized bedroom with fitted furniture. Radiator. Two Velux windows with fitted blinds.



**Bathroom 6'10" x 6'0"**

A full suite with panelled bath and shower attachment, pedestal wash hand basin and low level W.C. Half height tiled walls. Ceiling spotlight. Extractor fan. Radiator. Vinyl floor covering.



**Garage**

An integral garage with an electric roller door. Light and power. Window to the side elevation. Personnel door through to the hallway.



**Outside**

The property stands on a plot having gated access and a driveway that provides off road parking and leads to the integral garage. There is a small bordered garden area to the front with hedged boundaries.

A path leads to the rear garden which is mainly laid to lawn, with mature stocked borders having hedged and fenced boundaries. There is a garden shed and greenhouse.



## Floor Plan



## EPC



## Notes

£0 £0