



Edge Hill Road, Leek, Staffordshire, ST13 8NF

Price: £975

- Detached home in the corner of a quiet cul-de-sac
- Two reception rooms
- Three Bedrooms
- Gas central heating / uPVC DG
- Catchment area for the West End schools
- Driveway / garage
- Rear Garden
- Available immediately

A detached property in a quiet cul-de-sac location in a sought after area and within the catchment area of the West end schools. Spacious accommodation with a driveway, gardens to the front and rear and a detached garage and benefitting from uPVC double glazing and gas central heating. On the ground floor is the two reception rooms, kitchen and cloakroom, whilst the three bedrooms and family bathroom are on the first floor. There are gardens to the front and rear, whilst the driveway offering space for multiple cars, leads to the garage. A perfect property for family occupation.

Description

Hallway:

Stairs off to the first floor. Radiator. Window to the side elevation. Useful cloak cupboard. uPVC door to the front aspect.

Lounge: 14' 11" x 10' 2" (4.54m x 3.10m)

A spacious room with a feature fire with wooden surround. Coved ceiling. Radiator. Window to the front elevation. Glazed partition wall through to the dining room.

Dining Room: 11' 3" x 7' 11" (3.42m x 2.42m)

patio door out to the rear garden. Coved ceiling. Radiator. Glazed partition to the lounge. Door to the kitchen.

Kitchen: 10' 1" x 7' 10" (3.07m x 2.40m)

A range of wall and base units incorporating a stainless steel sink with mixer tap. Integrated single oven with four ring hob and extractor hood over. Tiled walls. Plumbing for automatic washing machine. Space for tall fridge freezer. Radiator. uPVC door to the side aspect and the garage.

Cloakroom:

A white suite with low level W.C. and wash hand basin.

First Floor Landing:

Window to the side elevation. Cupboard off housing the gas combination boiler.

Bedroom One: 13' 4" x 9' 10" (4.06m x 2.99m)

A range of wood effect bedroom furniture comprising off dressing unit, bedside drawers and headboard. Radiator. Window to the front elevation. Built-in wardrobes.

Bedroom Two: 7' 7" x 10' 2" (2.31m x 3.1m)

Radiator. Over-stairs cupboard. Window to the front elevation.

Bedroom Three: 11' 3" x 10' 4" (3.44m x 3.14m)

Built-in cupboard with rail and shelving. Radiator. Window to the rear elevation.

Bathroom: 7' 2" x 5' 6" (2.19m x 1.67m)

A suite having a panelled bath with electric shower over. A vanity unit housing the wash hand basin and the low level W.C. Radiator.

External:

There is a detached garage with up and over door. The rear garden has gated access with a paved patio area. Steps lead down to the lawned area with stocked borders. To the front is a driveway providing off road parking for several cars, and double gates lead to the garage.



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