



Birchall Lane, Leek, ST13 5RA
OIRO £725,000

Whittaker Est. 1930
& Biggs

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This beautifully presented four-bedroom detached family home is nestled within 0.63 of an acre or thereabouts, in a spectacular position and in the highly regarded location of Birchall. Having views of the woodland to the frontage and open fields to the side and accessed via a private road, this is a rare opportunity not to be missed.

Recently completed to a high standard throughout, the property boasts a 26ft open plan kitchen/living area, oak staircase, doors, architraves, skirtings, underfloor heating to the ground floor, brick-built fireplaces, dressing room/ensuite to bedroom one, utility and 42ft loft room.

A detached brick-built garage is located to the side of the property, having electric dual up and over doors, power and light connected. Grassed and hardstanding area is located to the frontage and provides generous parking/garden provision, with a brick-built tennis shelter located to the rear, ideal for refurbishment, subject to the relevant approval.

You're welcomed into the property via the hallway with oak staircase to the first floor.

The kitchen/living has an impressive fitted kitchen, having a contemporary blue kitchen with copper handles, quartz worksurfaces and upstands, Rangemaster cooker with extractor, integral full-length fridge/freezer, dishwasher, bin storage and microwave.

Dual bi-fold doors are located to the front and the living room has a range of fitted base units again with quartz worksurfaces and brick-built fireplace.

The utility room is located from the kitchen, having matching units, sink, space and plumbing for a washer/dryer, door to the rear and built in storage cupboard.

The sitting room/dining room is again of excellent proportions, has a brick-built fireplace and full-length window to the frontage.

To the first floor is a spacious landing, with loft ladder to the loft room.

Four well proportioned bedrooms and a modern bathroom suite, with free standing bath, integral tap, corner shower cubicle, vanity unit with drawers and WC.

The loft room has eight velux style windows, providing a generous amount of natural light and has power and light connected.

A viewing is highly recommended to appreciate the quality of the build, its location and further potential.



Entrance Hallway

Composite double glazed door and windows to the front elevation, oak staircase to the first floor.

Kitchen/Living Room 19' 0" x 26' 3" (5.80m x 8.00m)

Tiled floor, underfloor heating, two UPVC double glazed bi-folding doors to the front elevation. Kitchen- Quartz worksurfaces and upstands, Rangemaster cooker with six gas burner, dual extractors, integral microwave, integral dishwasher, integral bin storage, full height fridge, full height freezer, copper handles, Belfast sink unit with copper mixer tap. Living room - brick built fireplace with stone hearth and oak mantle, two UPVC double glazed windows to the side elevation, inset downlights, storage cupboards with quartz shelving, oak sills.

Utility 7' 8" x 9' 1" (2.33m x 2.78m)

Matching base and eye level units with copper accents, Belfast sink with copper mixer tap, Baxi gas fired boiler, space for washing machine and dryer, UPVC double glazed window to the rear elevation, door to the rear elevation, oak skirting boards, inset downlights, storage cupboard off.

Dining Room/Sitting Room 19' 1" x 13' 7" (5.81m x 4.14m)

UPVC double glazed window to the front elevation, two UPVC double glazed windows to the side elevation, UPVC double glazed window to the rear elevation, brick built fireplace with stone hearth and oak mantle.

First Floor

Landing

UPVC double glazed window to the front and rear elevation, radiator, access to the loft room via loft ladder.

Bedroom One 12' 3" x 18' 6" (3.74m x 5.65m) (Maximum Measurement)

UPVC double glazed window to the front and side elevation, radiator.

Walk in Dressing Room 4' 9" x 12' 5" (1.46m x 3.79m)

UPVC double glazed window to the side elevation, inset downlights.

Ensuite 6' 5" x 7' 4" (1.96m x 2.23m)

Built in cistern, his and hers wash hand basins and mixer tap, corner shower cubicle with chrome shower fitment, inset downlights, partly tiled, UPVC double glazed window to the rear elevation, chrome heated ladder radiator.

Bedroom Two 8' 9" x 13' 5" (2.67m x 4.09m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Three 9' 4" x 13' 7" (2.84m x 4.14m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Four 9' 4" x 13' 7" (2.85m x 4.14m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom 6' 5" x 8' 8" (1.95m x 2.63m)

Freestanding bath with integral chrome fitment, wall mounted vanity unit with chrome fitment and storage drawers beneath, lower level WC, corner shower cubicle with chrome fitment, partly tiled, mirror with



light, inset downlights, chrome heated ladder radiator, UPVC double glazed window to the rear elevation.

Loft Room 11' 7" x 43' 2" (3.54m x 13.16m)

Velux style windows, power and light connected, access through a loft ladder.

Externally

To the front is gravelled driveway to the property, lawned area to the front elevation. Private road from Birchall Lane. Brick built shelter.

Double Garage 19' 4" x 21' 7" (5.90m x 6.58m)

Brick built, electric up and over doors, power and light connected, composite door to the side elevation.

Situation

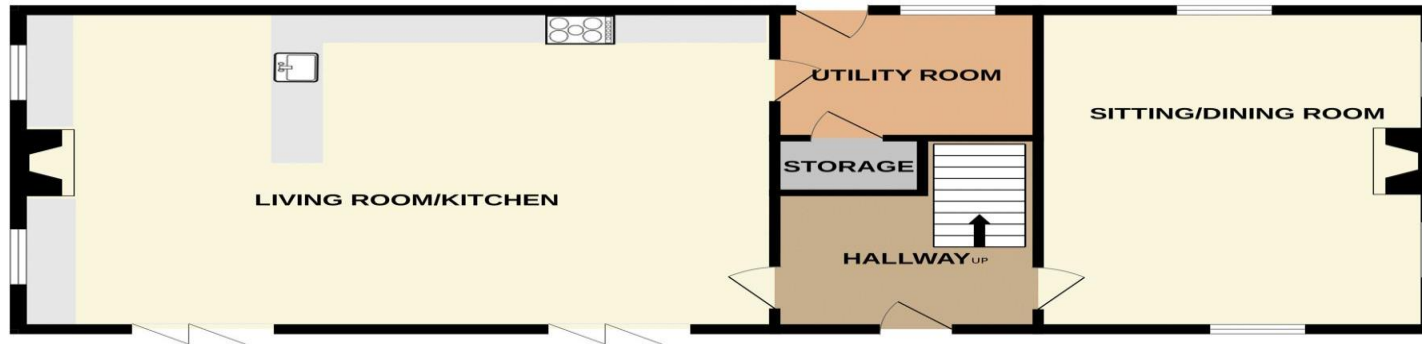
The property is situated just on the outskirts of the delightful market town of Leek but close to Leek Golf Club, country walks and Alton Towers and within easy commuting distance to the Staffordshire, Cheshire and Derbyshire borders. This is a good family home being within the catchment for a wide range of schools.



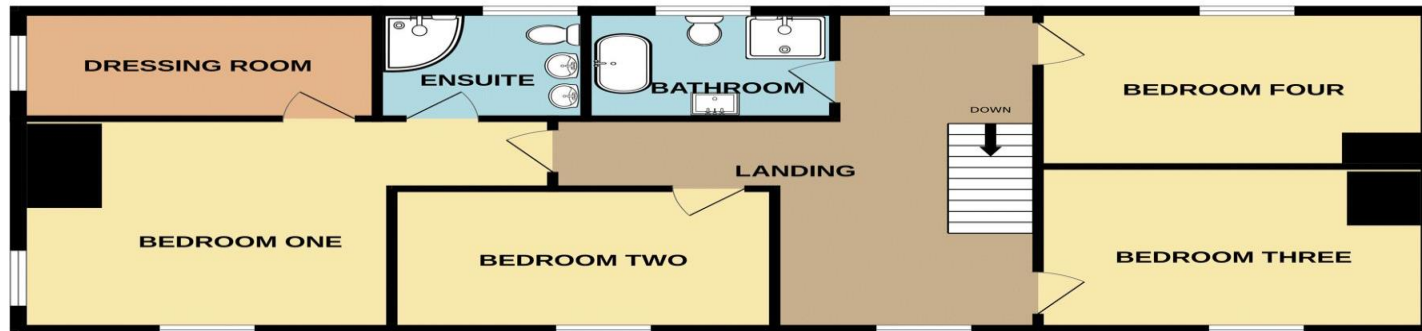




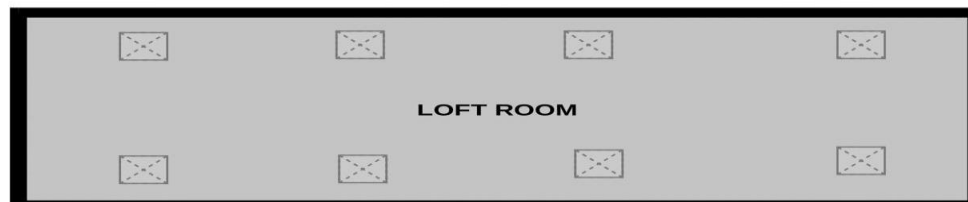
GROUND FLOOR



1ST FLOOR



2ND FLOOR





Directions

From our Derby Street, Leek, offices proceed along Haywood Street at the traffic lights turn left on to the A520 Cheddleton Road, follow this road passing the Britannia Building Society and take the fourth turning left into Birchall Lane, follow this road around to the right and continue to the end of the road, where you will see a private gravelled road on the right, this will take you down to the property.

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