



Moorland Road, Leek, ST13 5BW.
OIRO £350,000

Whittaker Est. 1930
& Biggs

Moorland Road,

Leek, ST13 5BW.

This three bedroom detached bungalow is situated within a quiet residential location and benefits from fabulous views from the rear tiered garden.

You are welcomed into the property via a porch, then the hallway from which all rooms are accessed from. Loft access can be found here, as well as a useful storage cupboard.

To the front of the property is the breakfast kitchen which has a range of units to the base and eye level, plenty of workspace and ample room for a table and chairs. The concealed, wall mounted Glow Worm boiler is also located here.

Next is the triple aspect living / dining room complete with patio doors that open onto a paved patio area and a gas fire with marble effect hearth, surround and wood mantel.

Three well-proportioned bedrooms can be found to the rear, all of which are serviced by the shower room which is fully tiled, has inset ceiling spotlights and a storage cupboard. Additionally, there is a second, separate WC.

Externally, the frontage has a driveway, detached garage with storage and electric roller door, a lawned area and gated access to the rear from both sides of the property.

The fully enclosed rear back garden is tiered with an area laid to lawn, rockery, well stocked borders and views from the top tier.

The bungalow benefits from 20mm Pilkington K double glazing throughout, cavity wall insulation as well as a fully insulated loft to ensure a warm and cosy home throughout the winter months.

Selling with NO UPPER CHAIN, a viewing of this property is highly recommended to appreciate the size, location, and views on offer.



Porch 4' 6" x 3' 0" (1.36m x 0.91m)

UPVC double glazed door to the side aspect, UPVC double glazed sidelight window to the side aspect.

Hall 21' 9" x 8' 2" (6.62m x 2.49m)

Max measurement

Wood glazed door, wood glazed sidelight window, storage cupboard, radiator, loft access.

Kitchen/Breakfast Room 10' 11" x 10' 5" (3.32m x 3.18m)

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, range of units to the base and eye level, composite sink and drainer, chrome mixer tap, space for a freestanding cooker, space and plumbing for a washing machine, integral under counter fridge, radiator, space for a table and chairs, concealed wall mounted Glow Worm boiler.

Sitting / Dining Room 20' 6" x 18' 1" (6.25m x 5.50m)

Max measurement

UPVC double glazed patio doors to the rear, UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, 3 x UPVC double glazed windows to the side aspect, wood glazed window to the hall, gas fire, marble effect surround and hearth, wood mantel, 2 x radiators.

Shower Room 6' 0" x 5' 6" (1.83m x 1.67m)

UPVC double glazed window to the side aspect, storage cupboard, shower enclosure, chrome wall mounted taps and shower attachment, pedestal wash hand basin, chrome taps, low level WC, inset ceiling spotlights, fully tiled, radiator.

WC 5' 7" x 2' 9" (1.70m x 0.83m)

UPVC double glazed window to the side aspect, low level WC, radiator.

Bedroom One 11' 5" x 10' 2" (3.47m x 3.11m)

UPVC double glazed window to the rear, built in wardrobes, radiator.

Bedroom Two 12' 11" x 9' 3" (3.93m x 2.81m)

Max measurement

UPVC double glazed window to the rear, built in wardrobes, radiator.

Bedroom Three 10' 3" x 8' 5" (3.12m x 2.57m)

UPVC double glazed window to the side aspect, built in wardrobe, radiator.

Loft

Fully insulated 270mm.

Externally

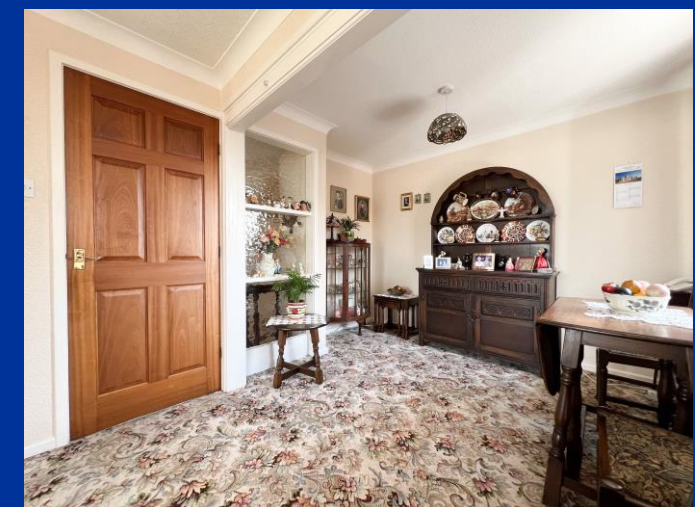
To the frontage, concrete driveway, wall boundary, fence boundary, area laid to lawn, well stocked borders, gated access to the rear to the left and right sides, garage.

To the rear, tiered garden, hedge and fence boundaries, area laid to lawn, paved patio, rockery, well stocked borders, views.

Garage 17' 5" x 11' 6" (5.30m x 3.50m)

Max measurement

Brick construction, electric roller door, UPVC double glazed window to the rear, 2 x storage cupboards.



Note:

Council Tax Band: D

EPC Rating: TBC

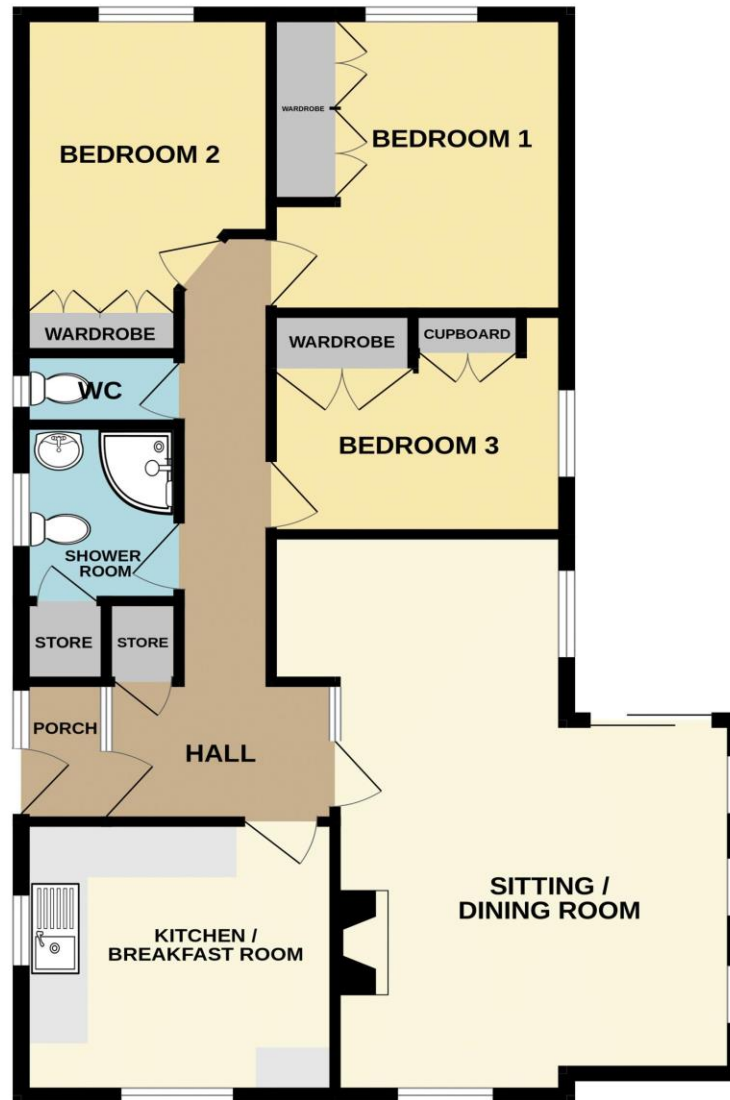
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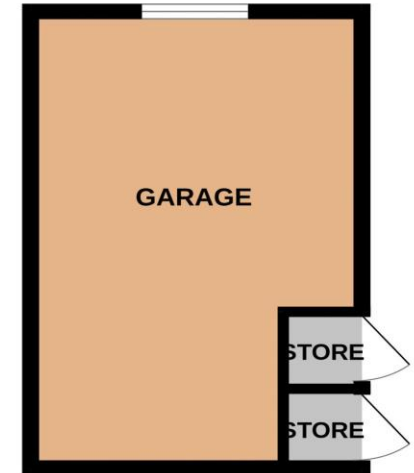




GROUND FLOOR



GARAGE





Directions

From our Derby Street, Leek, offices take the A523 Ashbourne Road out of the town, follow this road taking the ninth turning left into Moorland Road. Continue along Moorland Road where the home is located on the right hand side.

Situation

Ideally located on the outskirts of town this bungalow is positioned for local amenities with easy access to town bus service and within walking distance of the local schools.

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**Whittaker
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