



Rattigan Drive, Park Hall, ST3 5RH.
OIRO £215,000

Whittaker Est. 1930
& Biggs

Rattigan Drive,

Park Hall, ST3 5RH.

This three bedroom, semi-detached property is located within a quiet residential area, has been extended to the rear, has an integral garage and a large rear garden.

You are welcomed into the property via the porch, then the hallway which houses the stairs to the first floor.

Next is the sitting room which has a large bay window to the frontage and an open plan dining room to the rear. The patio doors to the rear garden ensure both rooms are bright and airy.

To the rear of the property is the breakfast kitchen, complete with breakfast bar, access to the garage and integral appliances that include Schott Ceran ceramic hob, Beko electric fan assisted oven, extractor fan, Bush dishwasher and fridge freezer.

To the first floor are three well proportioned bedrooms, all of which are serviced by the bathroom which has a contemporary white suite.

Externally to the frontage, the property has a block paved driveway with access to the integral garage, whilst the fully enclosed rear garden is mainly laid to lawn with a paved patio and decked area.

A viewing of this property is highly recommended to appreciate this home's location, open plan sitting / dining room and large rear garden.



Ground Floor

Porch 5' 2" x 3' 10" (1.57m x 1.17m)

UPVC double glazed door to the frontage, UPVC double glazed sidelight window, tiled floor.

Hall 4' 10" x 4' 8" (1.48m x 1.43m)

Wood glazed door to the frontage, wood glazed sidelight window, stairs to the first floor, radiator.

Sitting Room 21' 4" x 14' 1" (6.49m x 4.29m)

Max measurement

UPVC double glazed bay window to the frontage, 2 x radiators, electric fire, wood hearth and surround.

Dining Room 9' 1" x 8' 9" (2.78m x 2.66m)

UPVC double glazed patio doors to then rear, radiator.

Kitchen/Breakfast Room 15' 10" x 9' 1" (4.83m x 2.77m)

UPVC double glazed door to the rear, 2 x UPVC double glazed windows to the rear, units to the base and eye level, integral Schott Ceran ceramic hob, integral Beko electric fan assisted oven, extractor fan, stainless steel sink and a half with drainer, chrome mixer tap, integral Bush dishwasher, integral fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, breakfast bar, radiator, pedestrian door to the garage.

Garage 16' 8" x 7' 6" (5.09m x 2.28m)

Metal up-and-over door, light and power.

First Floor

Landing 8' 4" x 6' 6" (2.53m x 1.99m)

Max measurement

UPVC double glazed window to the side aspect, loft access, airing cupboard.

Airing cupboard

Housing the gas fired Worcester combi boiler.

Bedroom One 11' 0" x 10' 9" (3.35m x 3.28m)

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

Bedroom Two 10' 1" x 8' 9" (3.08m x 2.66m)

Max measurement

UPVC double glazed window to the frontage, radiator.

Bedroom Three 8' 6" x 7' 0" (2.60m x 2.14m)

UPVC double glazed window to the frontage, radiator.

Bathroom 6' 7" x 5' 6" (2.00m x 1.68m)

UPVC double glazed window to the rear, panel bath, chrome taps, electric Triton shower over, glass shower screen, vanity wash hand basin, chrome mixer tap, low level WC with concealed cistern, chrome ladder radiator, tiled floor.

Loft

Part boarded.

Externally

To the frontage, block paved drive, gravel area, garage. To the rear, mainly laid to lawn, decked area, paved patio, fenced boundary, well stocked borders, timber shed.



Note:

Council Tax Band: B

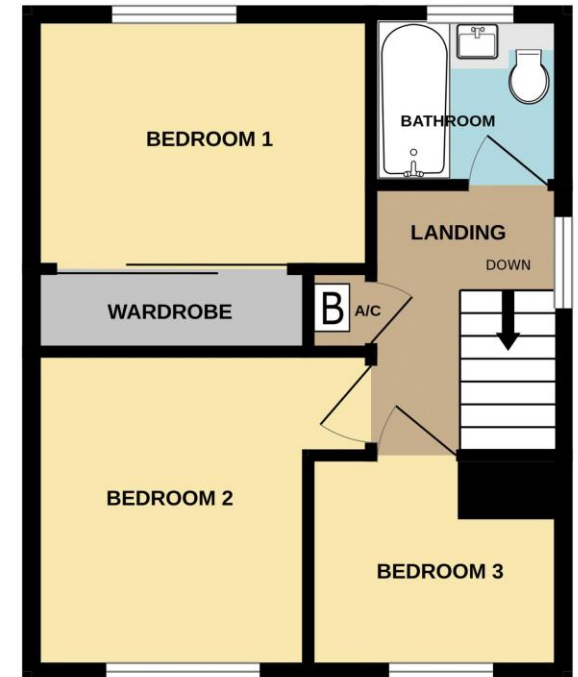
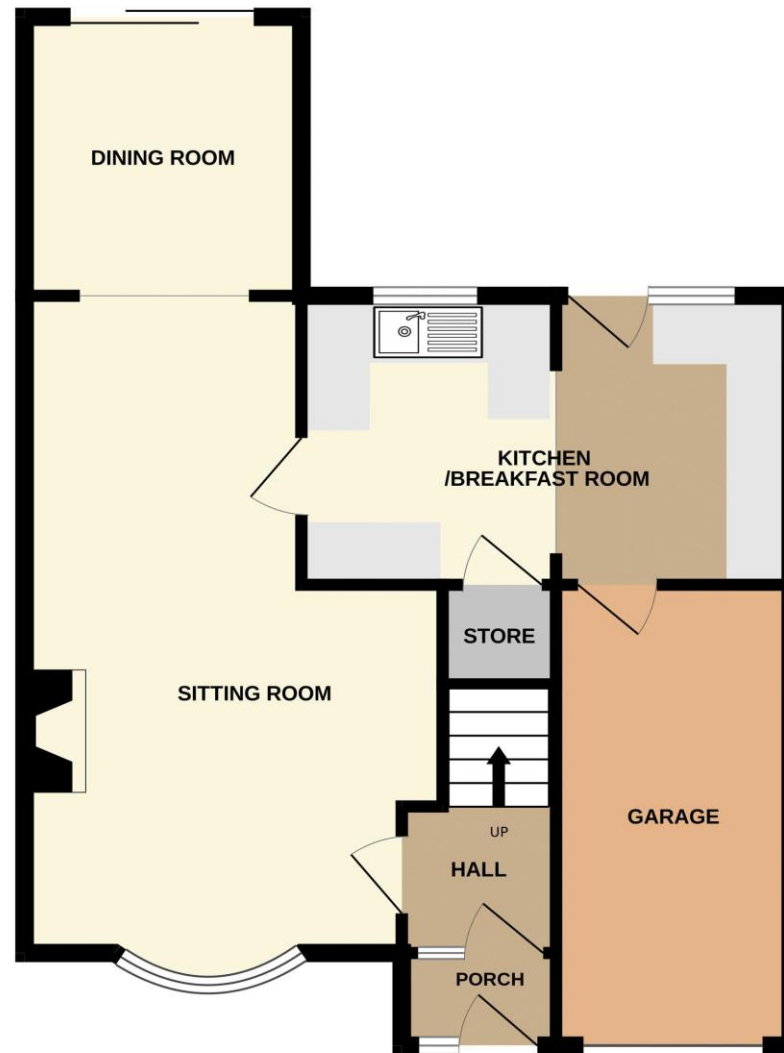
EPC Rating: TBC

Tenure: Believed to be Freehold











Directions

From our Derby Street, Leek, offices proceed along Haywood Street to the traffic lights turning left on to the A520 Cheddleton Road. Follow this road passing through Leekbrook, Cheddleton and Wetley Rocks, upon reaching the traffic lights at Cellarhead continue straight ahead. Follow this road and turn right at the next set of traffic lights. Continue on and take the first left hand turn into Glandore Road, then turn right into Carberry Way, then left Terson Way and finally turn left again into Rattigan Drive where the property is located on the right hand side.

Situation

Ideally situated within commuting distance of The Potteries and close to the Motorway Network. With Park Hall country park and lake right on the doorstep. The busy market town of Leek is some 10 miles drive away which provides a traditional town with local shops and supermarkets.

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**Whittaker
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