



Mollatts Close, Leek, Staffordshire, ST13 7AJ.  
Offers in the Region Of £299,950

Whittaker Est. 1930  
& Biggs

## Mollatts Close, Leek, ST13 7AJ.

This three bedroom semi-detached home has been extended to both the ground and first floor, creating an impressive 28ft living/dining room, rear hallway area and three spacious bedrooms. The property is located within a quiet cul de sac, in the very desirable location of Mollatts Close. The property provides stunning views to the frontage, along with a block paved driveway and garage. The rear garden is laid to porcelain patio and an area laid to lawn.

You're welcomed into the property via the side entrance, having WC off and into the kitchen. The kitchen has a good range of units fitted to the base and eye level and ample room for a breakfast table and chairs. The living room is an impressive light and airy space, having bay window to the frontage, patio doors to the rear along with Velux style windows. The rear hallway has stairs to the first floor and built in storage.

To the first floor the landing provides access to three well proportioned bedrooms and a contemporary white bathroom. The bathroom incorporates both a shower enclosure and Jacuzzi style bath.

The property is offered for sale with NO CHAIN and a viewing is highly recommended to appreciate this homes location, views, spacious layout and much more!

### Situation

This home is situated in an elevated position and is located on the outskirts of the town. Ideally positioned for commuting to The Potteries or Motorway Network, together with Staffordshire, Cheshire and Derbyshire borders.



### Hallway

UPVC double glazed door to the side elevation, tiled floor.

### WC 4' 4" x 4' 6" (1.31m x 1.38m)

Lower level WC.

### Kitchen 10' 2" x 11' 10" (3.10m x 3.61m)

UPVC double glazed bay window to the front elevation, range of units to the base and eye level, Hotpoint freestanding gas cooker, extractor fan above, ceramic one and half bowl sink unit with drainer and chrome mixer tap, radiator.

### Pantry 4' 10" x 3' 5" (1.48m x 1.04m)

Wood glazed window to the side elevation.

### Living/Dining Room 28' 5" x 11' 10" (8.67m x 3.61m)

UPVC double glazed bay window to the front elevation, radiator, inset fire with stone hearth and wood mantle, UPVC double glazed bi-folding doors to the rear elevation, two Keylite skylights with inset ceiling spotlights, vintage style traditional radiator.

### Rear Hallway

Staircase to the first floor, storage cupboard off, UPVC double glazed window to the rear elevation, vintage style radiator.

### First Floor

#### Landing

UPVC double glazed window to the side elevation.

### Bedroom One 12' 0" x 11' 11" (3.65m x 3.64m)

UPVC double glazed window to the rear elevation, radiator.

### Bedroom Two 11' 5" x 12' 0" (3.48m x 3.65m)

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

### Bedroom Three 13' 1" x 8' 2" (3.99m x 2.50m)

(Maximum Measurement)

UPVC double glazed window to the rear elevation, white vertical radiator.

### Bathroom

UPVC double glazed window to the front elevation, jacuzzi style bath with chrome mixer tap and hand held shower attachment, shower enclosure with Bristan electric shower, vanity wash hand basin with chrome mixer tap, lower level WC, radiator, chrome ladder radiator, storage cupboard, inset downlights, extractor fan, partly tiled.

### Outside

Blocked paved driveway, walled boundary, steps leading to property, well stocked borders. To the rear is porcelain patio, area laid to lawn, hedged, walled and fenced boundaries.

### Garage

Up and over door, power and light connected.



Note:  
Council Tax Band: C

EPC Rating:

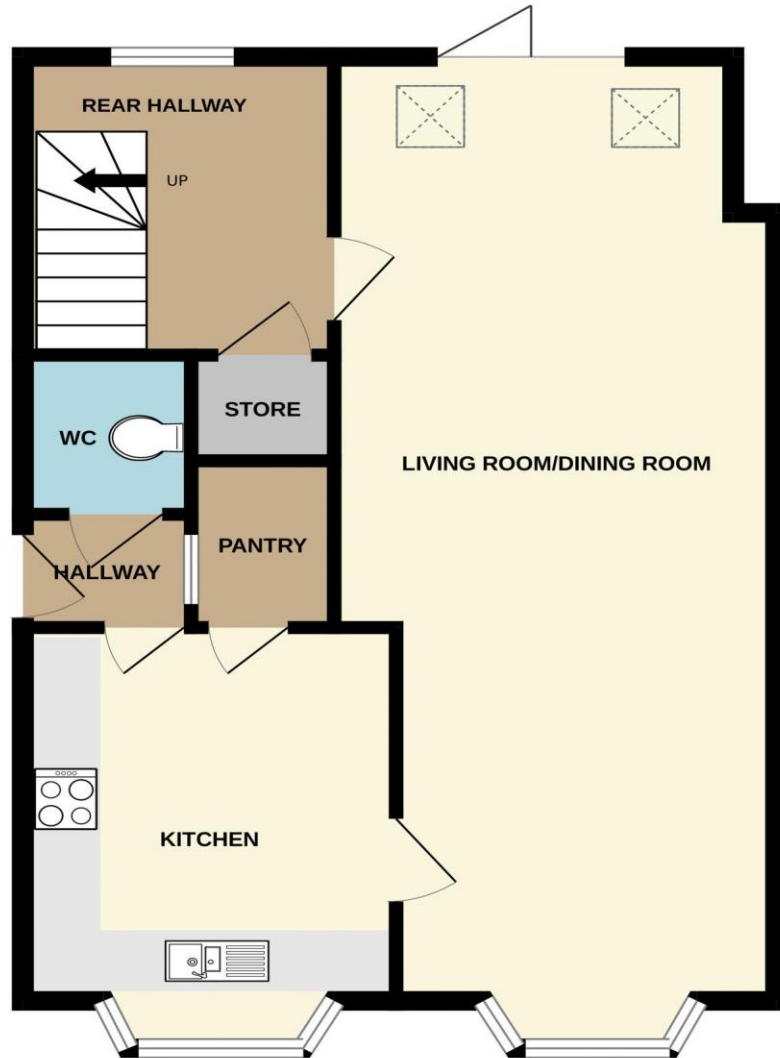
Tenure: believed to be Freehold



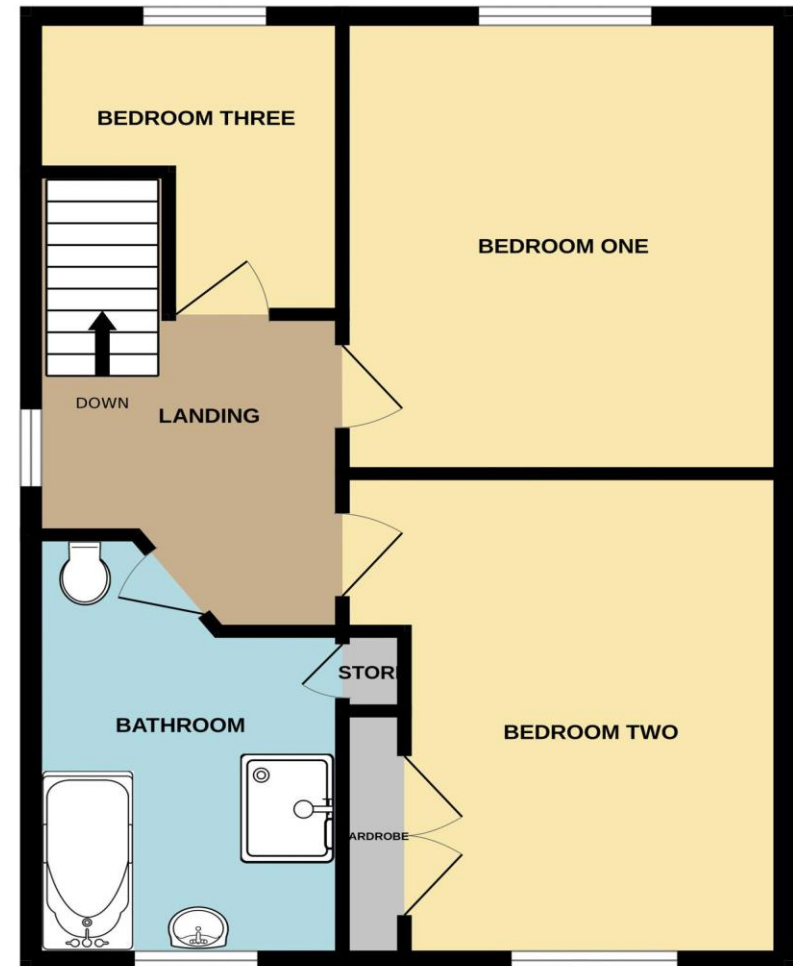




GROUND FLOOR



FIRST FLOOR





## Directions

From our Derby Street, Leek, offices proceed out of the town on the A523 Newcastle Road, follow this road proceeding up the hill know as Ladderedge and upon reaching the top of Ladderedge turn left into Mollatts Wood Road. Follow this road for a short distance taking the first left into Mollatts Close, where the property is located on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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Est. 1930  
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