



North Street, Leek, ST13 8DQ.
Offers In The Region Of £385,000

Whittaker
& Biggs Est. 1930

North Street, Leek, ST13 8DQ.

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this beautifully presented detached bungalow situated at the head of a quiet cul-de-sac and includes a hot tub!

The property is comprised of a sitting room, kitchen diner, two double bedrooms, en-suite, dressing room, bathroom and decked balcony.

The principal bedroom is located towards to the front of the property and has patio doors that open onto an impressive, decked balcony complete with glass balustrades.

In addition, there is a dressing area and en-suite shower room.

To the rear of the property is the kitchen diner, which is equipped with a CDA ceramic induction hob, Indesit electric fan assisted double oven, extractor hood and quartzite tiled splashback.

The bathroom has a contemporary white suite with a separate shower enclosure and the sitting room has a large bay window and a log burner.

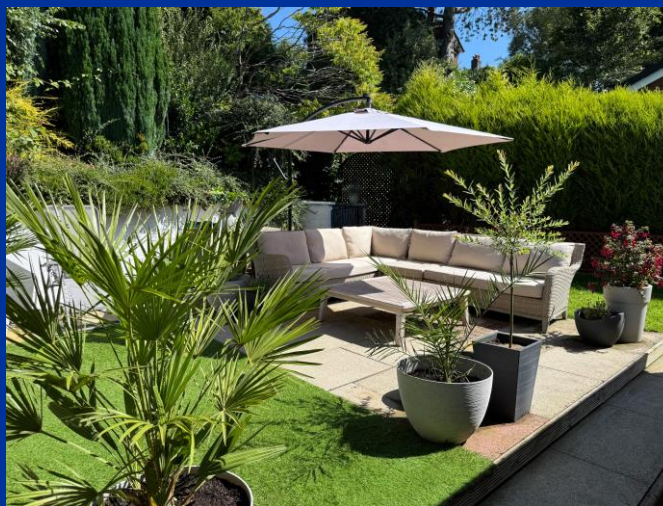
Externally, the rear garden benefits from a paved patio as well as a covered decked area with a four seat hot tub included!

The front garden is tiered with a private driveway and detached brick garage.

Selling with NO CHAIN, a viewing is highly recommended to appreciate this home's living space, decked balcony and beautiful gardens complete with hot tub!

Situation

This bungalow is within walking distance of all the sought after Westwood Schools, together with Leek town centre just a short stroll away.



Porch 4' 11" x 4' 7" (1.49m x 1.40m)

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

Hallway 15' 3" x 4' 10" (4.66m x 1.47m)

Wood glazed door, radiator, loft access.

Sitting Room 19' 2" x 11' 6" (5.83m x 3.51m)

UPVC double glazed bay window to the frontage, log burner, slate hearth, quartzite tiles, radiator,

Bedroom One 12' 1" x 12' 0" (3.68m x 3.65m)

UPVC double glazed patio doors to the frontage to a decked balcony with glass balustrades, UPVC double glazed window to the rear, electric fire, cream vertical column radiator.

Dressing Room 9' 3" x 5' 3" (2.81m x 1.59m)

Fitted wardrobes, inset ceiling spotlights.

En-suite 9' 3" x 4' 7" (2.81m x 1.40m)

UPVC double glazed window to the frontage, shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, low level WC, inset ceiling spotlights, extractor fan, built in storage, space for a concealed tumble dryer.

Bathroom 9' 4" x 6' 0" (2.84m x 1.83m)

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, shower enclosure chrome fittings, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, inset ceiling spotlights, extractor fan, chrome ladder radiator.

Kitchen Dining Room 19' 2" x 9' 4" (5.83m x 2.85m)

Max measurement

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, units to the base and eye level, CDA ceramic induction hob, Indesit electric fan assisted double oven, extractor hood, integral White Knight dishwasher, space for a fridge freezer, space and plumbing for a washing machine, composite sink and drainer, chrome mixer tap, space for a dining table and chairs.

Bedroom Two 16' 9" x 9' 5" (5.10m x 2.86m) Max

measurement

UPVC double glazed window to the rear, fitted wardrobes, radiator.

Loft

Housing the Baxi combi boiler, part boarded, pull-down-ladder, light.

Externally

To the frontage, tiered garden, access to the rear garden, area laid to lawn, gravel area, hedge and fence boundary, tarmac drive suitable for three cars, detached garage, EV charging point. To the rear, wall and hedge boundary, paved patio, covered decked area, area laid to lawn, steps to a further garden with mature trees and shrubs, four seat hot tub, 2 x sheds.

Garage

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



Note:
Council Tax Band: D

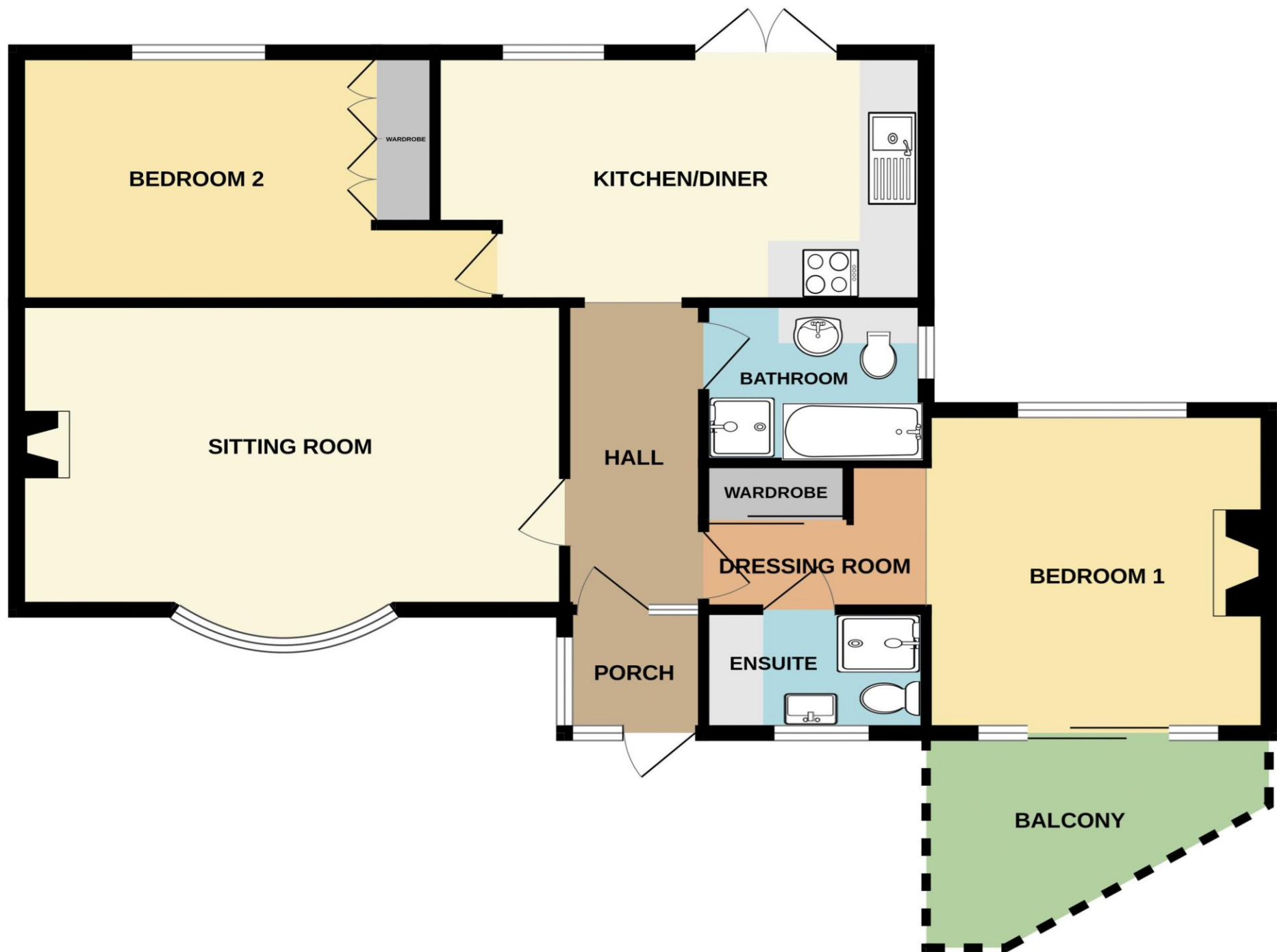
EPC Rating: D

Tenure: believed to be Freehold











Directions

From our Derby Street, Leek, offices proceed along Ball Haye Street, at the traffic lights turn left into Stockwell Street. Follow this road passing the old church on the right hand side and as the road forks take the left hand fork into West Street. Follow this road for a short distance taking the fourth turning right into North Street follow this road to the end where the property is situated at the head of the cul-de-sac, 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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