



Wallbridge Drive, Leek, ST13 8HL.
OIRO £285,000

Whittaker Est. 1930
& Biggs

Wallbridge Drive,

Leek, ST13 8HL.

Whittaker & Biggs are pleased to offer to the market this detached home with integral garage which is situated on an impressive plot in a quiet residential area.

The property is comprised of a hallway, WC, sitting dining room and breakfast kitchen to the ground floor whilst to the first floor are three well-proportioned bedrooms and a family bathroom.

The kitchen is equipped with an integral fan assisted double oven and gas hob. A useful storage area / utility room can be found at the rear of the garage with access to the garden and the garage.

A contemporary white suite has been fitted in the family bathroom which includes a bath with shower over and a vanity wash hand basin.

Externally, the frontage has a tarmac driveway with lawned area whilst the substantial rear garden is laid to lawn with two patio areas, a retaining wall and greenhouse.

A viewing is highly recommended to appreciate this home's location, large rear garden and living space.



Ground Floor

Hall 6' 10" x 6' 8" (2.09m x 2.03m)

Composite door to the frontage, UPVC double glazed sidelight windows, radiator, storage cupboard, WC off.

Kitchen/Breakfast Room 14' 4" x 9' 10" (4.37m x 3.00m)

Max measurement

UPVC double glazed door to the rear, UPVC double glazed window to the rear, base units, integral gas hob, integral Logik electric fan assisted oven, stainless steel sink and a half with drainer, chrome mixer tap with spray attachment, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a free standing fridge freezer, space for a table and chairs, radiator.

WC 6' 0" x 4' 1" (1.82m x 1.25m)

UPVC double glazed window to the frontage, pedestal wash hand basin, chrome mixer tap, low level WC.

Sitting/Dining Room 18' 2" x 12' 8" (5.54m x 3.86m)

Max measurement

UPVC double glazed bay window to the frontage, UPVC double glazed door to the rear, UPVC double glazed window to the rear, log burner, 2 x radiators, stairs to the first floor, under stairs storage.

First Floor

Landing

UPVC double glazed window to the rear, loft access, radiator.

Bedroom One 11' 5" x 9' 7" (3.48m x 2.92m)

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

Bedroom Two 9' 9" x 9' 5" (2.97m x 2.87m)

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

Bedroom Three 7' 11" x 8' 0" (2.41m x 2.45m)

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

Bathroom 7' 3" x 5' 8" (2.21m x 1.73m)

UPVC double glazed window to the side aspect, panel bath, black mixer tap and shower attachment, glass shower panel, vanity wash hand basin, chrome mixer tap, low level WC, extractor fan, vertical column radiator.

Loft

Boarded with light.

Externally

To the frontage, tarmacadam drive, area laid to lawn, gated access to the rear, fence boundary.

To the rear, laid to lawn, fence boundary, mature trees and shrubs, 2 x paved patios, retaining wall, greenhouse.

Garage

Wood double doors, power and light, store with UPVC double glazed door to the rear, UPVC double glazed window to the rear, housing a Worcester gas fired combi boiler.



Note:

Council Tax Band: C

EPC Rating: TBC

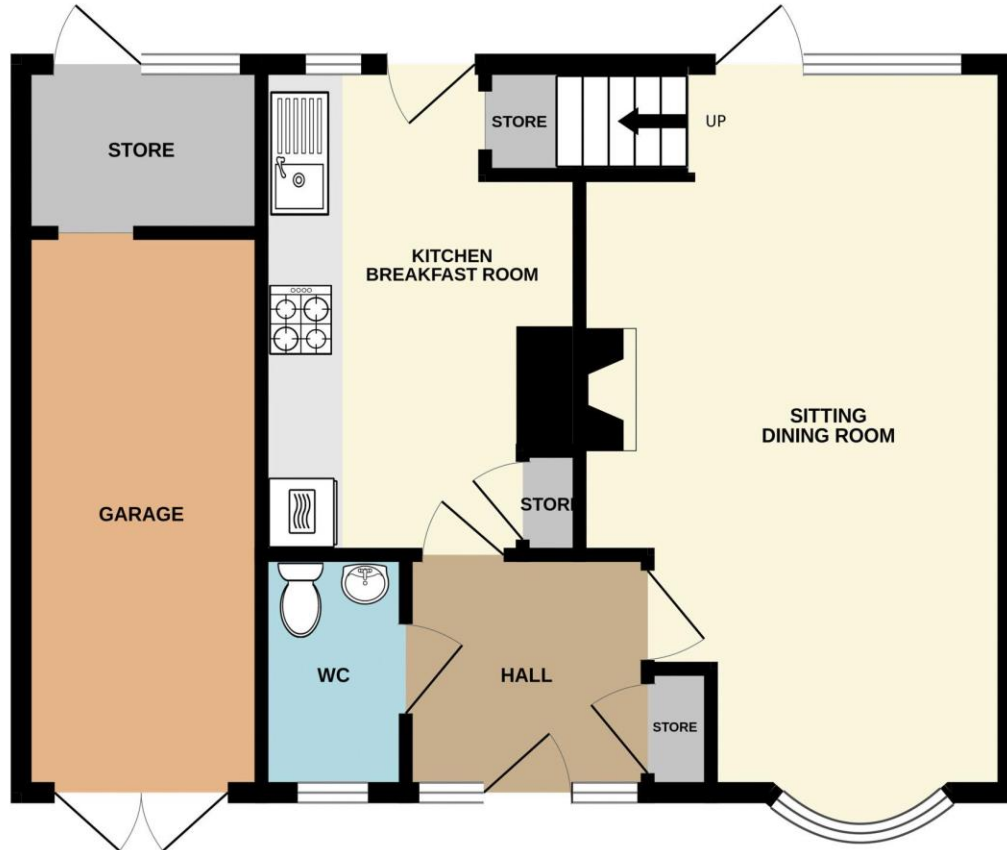
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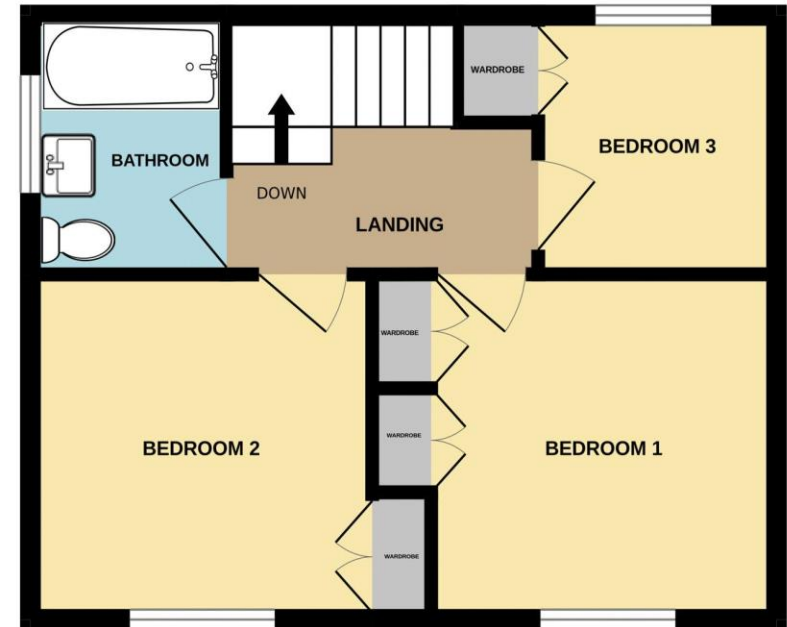




GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street Leek office proceed along Haywood Street. Upon reaching the traffic lights proceed straight ahead into Broad Street and upon reaching the mini roundabout adjacent to Morrison's Supermarket continue straight ahead onto the Newcastle Road. Follow this road for a short distance taking the fourth turning right into Wallbridge Drive where the property is situated on the right hand side identifiable by the Whittaker & Biggs for sale board.

Situation

Wallbridge Drive is situated southwest of the town centre, ideally placed for the local Westwood Schools which are highly sought after, and within easy access to local amenities and the town centre. The thriving historic market town of Leek benefits from independent local traders and supermarkets including Morrisons and Sainsbury's. Located within easy access to Cheshire and Derbyshire being ideally situated for an easy commute to Leek, Buxton, Congleton or Macclesfield, the train station in Macclesfield offers commuting times to Manchester of twenty five minutes or further afield to London of one hour and forty-seven minutes.

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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