



Moorland Road, Leek, Staffordshire, ST13 5BN.
Offers in the Excess Of £285,000

Whittaker
& Biggs Est. 1930

Moorland Road, Leek, Staffordshire, ST13 5BN.

This well presented three-bedroom semi-detached home is nestled within the popular location of Moorland Road, conveniently situated on the outskirts of town. The property was constructed by Sherratt homes, a highly regarded local builder and the design of the property is unique, with only a handful of these located on the development.

The property boasts stunning views to the rear, integral garage with electric door, cloakroom, utility, storage room, well equipped breakfast kitchen, 15ft living room located to the front, ensuite to bedroom one and family bathroom.

You're welcomed into the property via the entrance porch located to the side. Access to the integral garage is via the porch and the garage has light, power and electric roller door. The hallway provides access to the first floor, cloakroom, utility with space for a washing machine, dryer and separate storage cupboard housing the Worcester gas fired boiler. The breakfast kitchen has a good range of fitted units to the base and eye level, wood worksurfaces, belfast sink, integrated Bosch dishwasher, fridge/freezer, Rangemaster cooker with 5 ring gas burner, electric grill/ovens, Rangemaster hood, useful understairs storage cupboard and access to the rear garden. The living room has a bay window to the front, living flame gas fire having a marble style surround, mantle and hearth.

To the first floor are three well proportioned bedrooms, with bedroom one having ensuite shower room with WC, sink and corner shower with chrome fitment. The bathroom incorporates a panel bath, pedestal wash hand basin and low level WC.

Externally to the frontage is a block paved driveway, with a pathway to the side, gated access to the rear garden. The rear garden is fully enclosed and laid to patio and lawn.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes desirable location, plot, views and unique design.

Situation

Ideally located on the outskirts of town, the property is ideally positioned for local amenities and within walking distance of Leek Moorlands Hospital.



Entrance Porch

UPVC double glazed door and window to the front elevation, UPVC double glazed door to the Garage.

Integral Garage 16' 6" x 8' 4" (5.02m x 2.54m)

Electric roller door to the front elevation, UPVC double glazed window to the side elevation, power and light connected.

Entrance Hallway

Radiator, stairs to the first floor, storage cupboard housing Worcester gas fired boiler.

Cloakroom 4' 11" x 2' 7" (1.50m x 0.79m)

Lower level WC, radiator, corner sink, UPVC double glazed window to the side elevation.

Utility 5' 5" x 5' 10" (1.65m x 1.79m)

Radiator, UPVC double glazed window to the rear elevation, plumbing for washing machine, space for dryer.

Kitchen 10' 10" x 13' 1" (3.29m x 4.00m)

Range of fitted units to the base and eye level, wood worksurfaces, Belfast sink, tiled splashbacks, UPVC double glazed window and door to the rear elevation, Range Master cooker, Rangemaster extractor fan, radiator, integral fridge, integral freezer, integral Bosch dishwasher, storage cupboard off with fixed shelving.

Living Room 15' 10" x 10' 9" (4.82m x 3.28m)

UPVC double glazed bay window to the front elevation, radiator, living flame gas fire with marble style hearth, surround, mantle, wall lights.

First Floor

Landing

Loft access.

Bedroom One 13' 2" x 8' 5" (4.01m x 2.56m)

UPVC double glazed window to the rear elevation, radiator.

Ensuite Shower Room 8' 6" x 5' 10" (2.58m x 1.79m)

Corner shower cubicle with chrome fitment, lower level WC, vanity sink unit with storage beneath and chrome mixer tap, tiled splashbacks, mirror with light, radiator, Velux window to the rear elevation.

Bedroom Two 10' 4" x 10' 11" (3.15m x 3.33m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Three 10' 4" x 8' 3" (3.14m x 2.51m)

UPVC double glazed window to the front elevation, radiator.

Bathroom

Panelled bath with chrome mixer tap, pedestal wash hand basin, lower level WC, radiator, fully tiled, UPVC double glazed window to the side elevation.

Outside

To the front is blocked paved driveway, walled boundary, well stocked, blocked paved pathway to the side, gated access to the rear garden. Rear Garden is laid to lawn, patio, fenced boundary, outside water tap, courtesy lighting.



Note:
Council Tax Band: C

EPC Rating: D

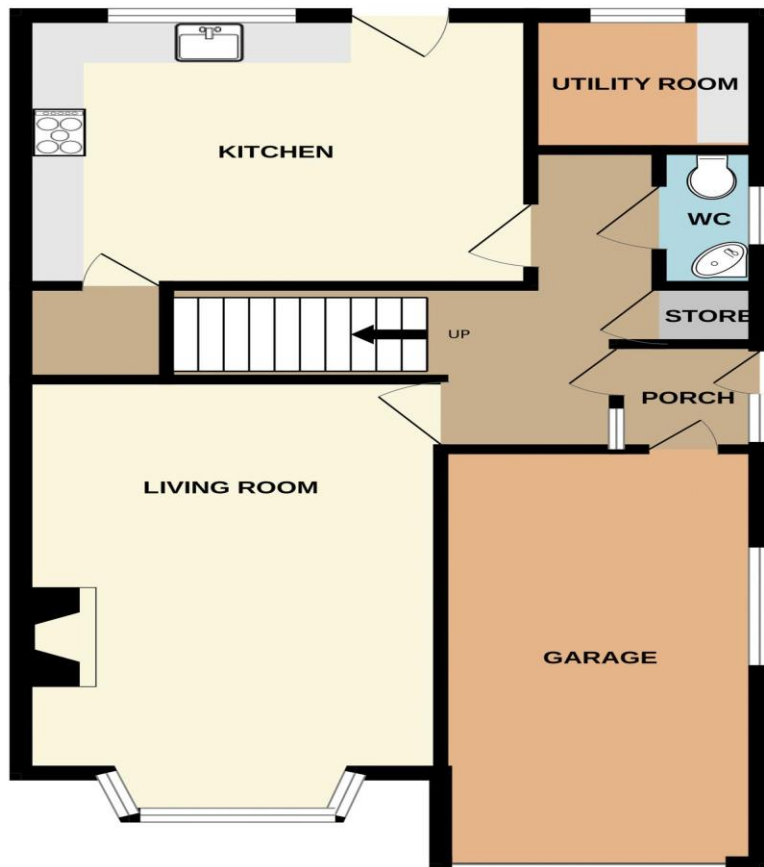
Tenure: believed to be Freehold



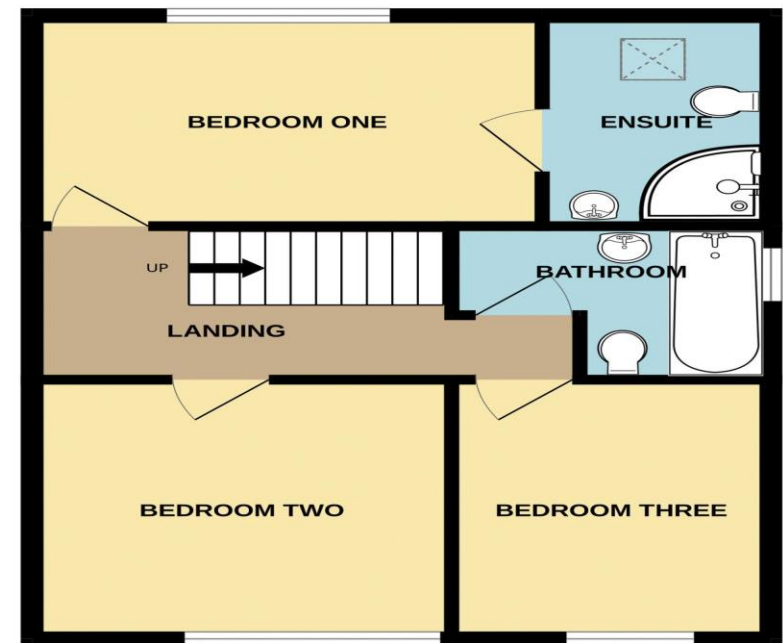




GROUND FLOOR



FIRST FLOOR





Directions

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

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