



Windsor Drive, Leek, ST13 6NL.
OIRO £235,000



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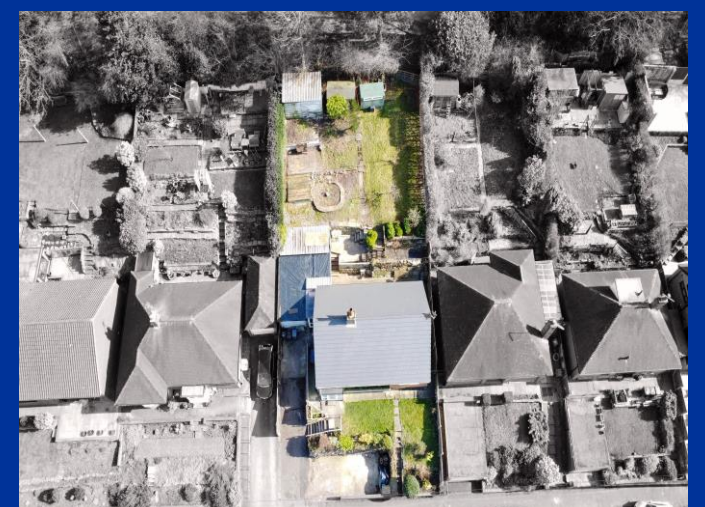
This two bedroom detached bungalow is nestled on a substantial plot, having gardens to the front and rear, driveway, garage and brick outhouse. Conveniently located on the outskirts of town, the property offers impressive views of the Roaches and although in need of modernisation throughout, offers so much potential!

You're welcomed into the property via the entrance porch, through to the 20ft open plan dining/kitchen room. This room has ample space for a dining table and chairs, has fitted base units, gas cooker point, extractor, sink, space for a free standing dishwasher/fridge, wall mounted gas fired boiler and access to the garage, outhouse and rear garden.

The hallway is located within the centre of the property, with the bathroom and WC off. A further storage room has access to the loft space and the living room is located to the front, providing excellent views and incorporates a wood burning stove.

Bedroom one has fitted wardrobes and is located to the front of the property, with bedroom two to the rear.

Externally to the front is a tarmacadam driveway, which continues to the side and provides access to the brick constructed garage. The garage has an up and over door, power, light, pedestrian door to the side. The outhouse is brick constructed and is ideal for storage. The rear garden is tiered, with patio to the lower tier, access to the side of the property and two further tiers laid to lawn and patio. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes excellent location, plot size, views and potential.



Porch

Upvc double glazed door and windows to the front,
Upvc double glazed windows to the side.

Dining Room 11' 11" x 9' 4" (3.63m x 2.84m)

Wood door, Upvc double glazed window to the side,
radiator.

Kitchen 10' 9" x 8' 8" (3.28m x 2.65m)

Upvc double glazed window to the rear, range of base
units, gas cooker point, extractor, stainless steel sink,
space for a free standing dishwasher, space for a free
standing fridge, Worcester wall mounted gas fired
boiler, wood door to the side providing access to the
sheltered passage. Sheltered Passage - Upvc door to
the front, access to the garage, outhouse and rear
garden.

Hallway

Radiator.

Living Room 13' 8" x 11' 11" (4.17m x 3.62m) max measurement

Upvc double glazed window to the front, wood burning
stove nestled on a tiled hearth with wood surround,
radiator.

Bathroom 5' 5" x 5' 5" (1.66m x 1.65m)

Radiator, vanity sink unit, panel bath, mixer tap, shower
attachment, radiator, Upvc double glazed window to
the rear.

WC 5' 5" x 2' 7" (1.66m x 0.80m)

Tiled, Upvc double glazed window to the rear, WC.

Store 5' 5" x 2' 11" (1.66m x 0.89m)

Upvc double glazed window to the rear, loft access.

Bedroom One 13' 0" x 10' 5" (3.97m into wardrobe x 3.18m)

Radiator, Upvc double glazed window to the front,
fitted wardrobes.

Bedroom Two 10' 5" x 8' 10" (3.18m x 2.68m)

Radiator, Upvc double glazed window to the rear.

Garage 17' 4" x 9' 0" (5.29m x 2.74m)

Up and over door, power and light, window to the rear,
pedestrian door to side,

Outhouse 7' 2" x 6' 6" (2.19m x 1.97m)

Brick constructed, window to the side.

Externally

Externally to the front is a tarmacadam driveway which
continues to the side, stepped access to a lawn area.
Gated access to one side. To the rear is a tiered garden
with areas laid to patio, lawn, fenced and hedged
boundary.



Note:
Council Tax Band: C

EPC Rating:

Tenure: believed to be Freehold

Situation

This home is ideally located just on the outskirts, but within easy walking distance of the busy market town of Leek, local amenities and schools. Various countryside walks are also just on your doorstep.







GROUND FLOOR





Directions

From our Derby Street, Leek, offices proceed along Ball Haye Street, at the traffic lights turn right on to the A53 Buxton Road. Follow this road, follow this road for a short distance taking the sixth left into Novi Lane, then immediately turn right into Windsor Drive. Follow this road for a short distance where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

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