



Haregate Road, Leek, ST13 6PY.
OIRO £220,000

Whittaker & Biggs Est. 1930

Haregate Road,

Leek, ST13 6PY.

Whittaker & Biggs are delighted to offer to the market this three bedroom home which has been fully renovated to a high standard, including rewire, replumb and cavity wall insulation.

The home is beautifully decorated throughout and includes a fully landscaped, south facing garden and timber garden room!

The home is situated in a residential location and benefits from stunning views of The Roaches to the frontage.

Living space is comprised of an entrance hall, sitting room, office and kitchen dining room to the ground floor whilst the first floor has three well-proportioned bedrooms and a shower room.

The kitchen dining room features a Zanussi five ring gas hob, Zanussi extractor hood, Zanussi electric fan assisted double ovens, integral Hisense dishwasher, AEG integral washing machine and an integral fridge freezer. French doors open to reveal the garden beyond.

A contemporary suite can be found in the shower room having a walk in shower enclosure complete with shower tower panel.

Externally to the frontage is a gravel driveway, 7kw charger and gated access to the rear.

To the rear, the fully enclosed private garden has an area laid to artificial lawn, a porcelain patio and a fully insulated cedar and pine timber garden room that has French doors, power, light and a feature electric fire.

Additionally, there is a five seat Lynford Beach hot tub which is available by separate negation.

A viewing is highly recommended to appreciate this home's beautiful finish, landscaped garden and views over The Roaches.

Call Whittaker & Bigg's today to book a viewing on 01538 372006.



Ground Floor

Hall 12' 10" x 5' 10" (3.92m x 1.77m)

Composite double glazed door to the side aspect, UPVC double glazed picture window to the frontage, stairs to the first floor, white vertical column radiator.

Sitting Room 12' 10" x 9' 2" (3.9m x 2.8m)

2x UPVC double glazed windows to the frontage, radiator.

Kitchen/Diner 13' 5" x 12' 3" (4.08m x 3.74m)

UPVC double glazed French doors to the rear, Zanussi five ring gas hob, Zanussi extractor hood, Zanussi electric fan assisted double ovens, integral Hisense dishwasher, AEG integral washing machine, integral fridge freezer, undermount stainless steel sink, chrome mixer tap, white vertical column radiator, inset ceiling spotlights, space for a table and chairs.

Office 8' 10" x 6' 0" (2.70m x 1.84m)

UPVC double glazed window to the rear, radiator, inset ceiling spotlights.

First Floor

Landing 8' 3" x 7' 0" (2.51m x 2.13m)

Airing cupboard housing Vaillant combi boiler, loft hatch.

Shower Room 7' 3" x 5' 5" (2.21m x 1.65m)

UPVC double glazed window to the rear, shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, fully tiled, white panel radiator, inset ceiling spotlights.

Bedroom One 12' 11" x 11' 10" (3.94m x 3.60m) Max measurement

UPVC double glazed window to the frontage, radiator, views of The Roaches.

Bedroom Two 11' 10" x 9' 7" (3.60m x 2.92m)

UPVC double glazed window to the rear, radiator.

Bedroom Three 8' 5" x 8' 1" (2.57m x 2.47m)

UPVC double glazed window to the frontage, radiator.

Loft

Boarded, insulated, pull-down-ladder, light.

Externally

To the frontage, gravel driveway, 7kw charger, gated access to the rear.

To the rear, porcelain stone patio, artificial lawn, fence boundary, five seat Lynford Beach hot tub (available by separate negation), timber garden room.

Garden Room 18' 6" x 10' 2" (5.65m x 3.10m)

Cedar and pine timber construction, composite double glazed French doors to the frontage, 2x UPVC double glazed windows to the frontage, fully insulated, power and light, base units, electric feature fire.

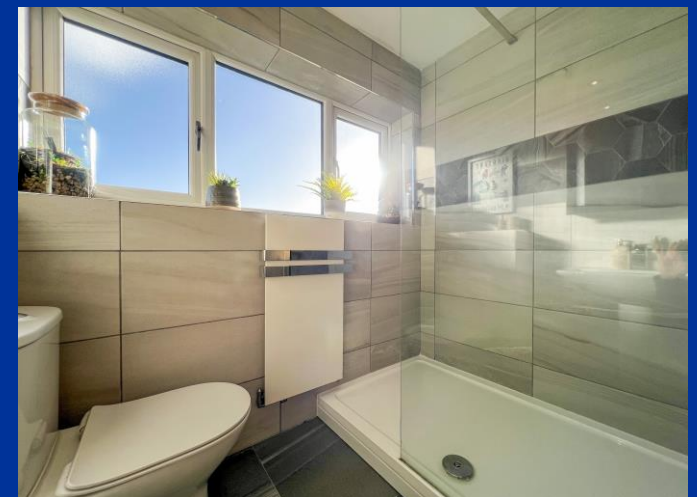


Note:

Council Tax Band: A

EPC Rating: TBC

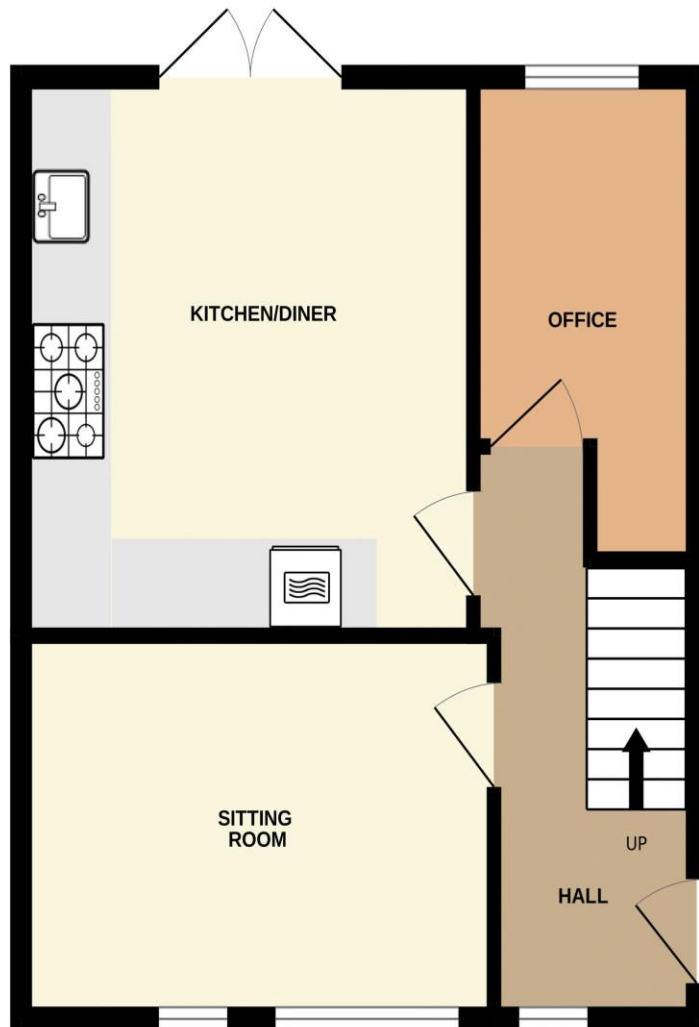
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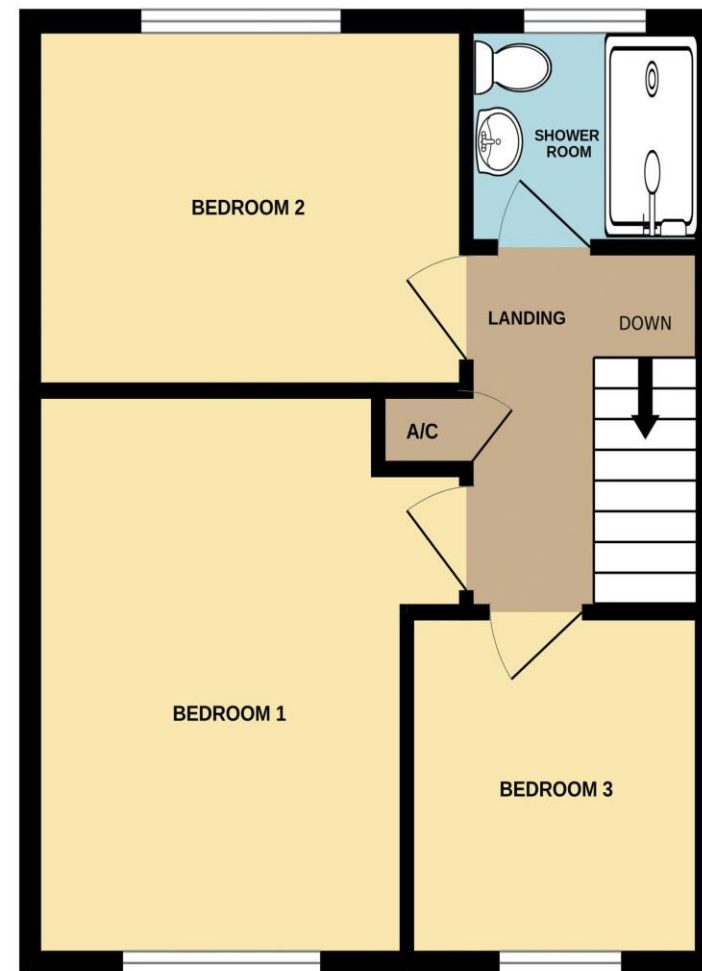


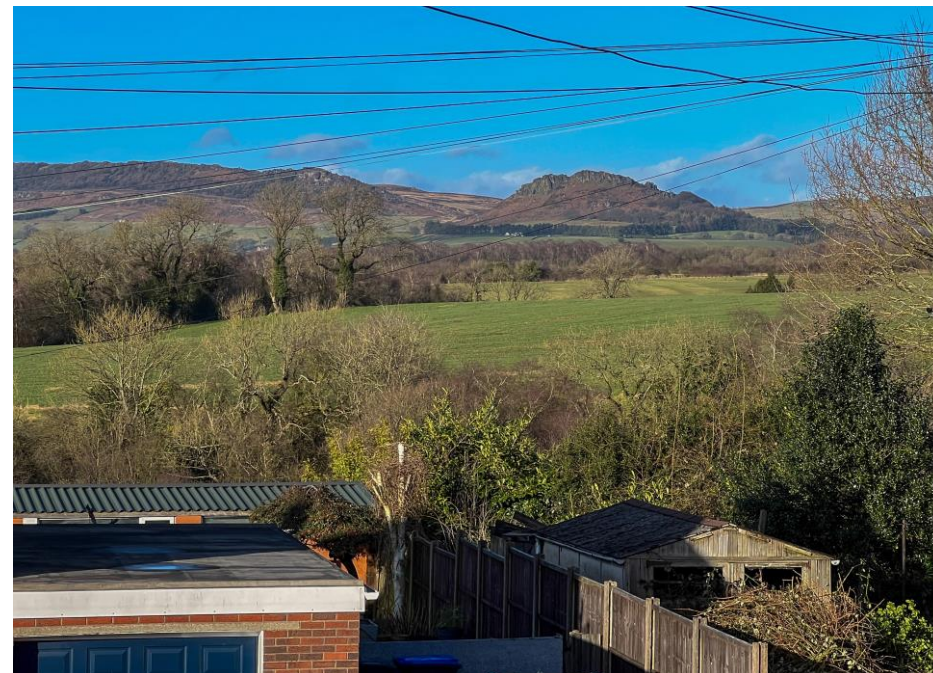


GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street Leek office proceed along Ball Haye Street and at the traffic lights continue straight ahead. Follow this road passing Brough Park Leisure Centre on the left hand side and continue up the hill, which then becomes Haregate Road. The property is situated on the right hand side identifiable by a Whitaker & Biggs for sale board.

Situation

This home is close to the town centre, Brough Park Leisure is also on your doorstep together with local schools. Leek benefits from many traditional shops, a variety of antique shops and supermarkets.

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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**Whittaker
& Biggs**