



Wardle Crescent, Leek, ST13 5PW.
Offers in the Region Of £185,000

Whittaker
& Biggs Est. 1930

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Whittaker & Biggs are pleased to offer to the market this three bedroom, semi-detached property which is located in a quiet residential area. Living space is comprised of a porch, hall, sitting room, kitchen and dining room to the ground floor whilst to the first floor are three bedrooms and a bathroom.

The kitchen is located at the rear of the property has base units, space and plumbing for a dishwasher and a cooker point. Adjacent to the kitchen is the dining area which benefits from patio doors that open onto the rear garden. To the side of the property, the covered side return has power and light, plumbing for adishwasher and three brick stores.

A white suite can be found in the bathroom and all bedrooms are well proportioned. Bedroom two houses the water tank in a built in storage cupboard.

The home is heated by an Alpha gas fired boiler which is located in the dining room, is mainly double glazed and has the addition of a solar thermal panel to heat the water on sunny days.

Externally to the frontage is a gravelled area, mature trees and shrubs and a wall and hedge boundary. To the rear, the tiered garden has a paved patio, an area laid to lawn and mature trees and shrubs. A viewing is highly recommended to appreciate this home's large rear garden and further potential. Call Whittaker & Biggs today to book a viewing on 01538 372006.

Situation

Wardle Crescent a short walk away from the busy market town of Leek, which boasts many traditional shops and Public Houses. Morrisons Supermarket is also within easy reach together with local schools.



Ground Floor

Porch 5' 4" x 3' 3" (1.62m x 1.00m)

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

Hall 12' 2" x 5' 10" (3.71m x 1.78m) Max measurement
Wood glazed door to the frontage, wood glazed window to the side aspect, stairs to the first floor, meter cupboard, radiator.

Sitting Room 14' 7" x 12' 6" (4.44m x 3.80m) Max measurement
UPVC double glazed bay window to the frontage, log burner, tiled hearth and surround, radiator.

Kitchen 10' 10" x 7' 6" (3.31m x 2.29m)
Wood door to the side aspect, wood glazed window to the side aspect, UPVC double glazed window to the rear, base units, stainless steel sink and drainer, cooker point, space and plumbing for a dishwasher, larder cupboard.

Dining Room 10' 10" x 10' 10" (3.31m x 3.30m)
UPVC double glazed patio doors to the rear, gas fire, tiled hearth and surround, wood mantle, radiator, wall mounted gas fired Alpha boiler.

Side Return 23' 5" x 4' 11" (7.13m x 1.49m)
UPVC double glazed door to the frontage, UPVC double glazed door and window to the rear, polycarbonate roof, power and light, space and plumbing for a washing machine.

Store One 6' 7" x 5' 7" (2.00m x 1.70m)

Power and light, wood glazed window.

Store Two 5' 1" x 3' 1" (1.56m x .95m)

Store Three 5' 1" x 3' 1" (1.56m x .95m)

Wood glazed window to the frontage.

First Floor

Landing 9' 4" x 6' 4" (2.85m x 1.93m) Max measurement
UPVC double glazed window to the side aspect, loft hatch.

Bathroom 6' 4" x 5' 5" (1.93m x 1.65m)

UPVC double glazed window to the rear, panel bath, chrome taps, electric Gainsborough shower over, pedestal wash basin, chrome taps, low level WC, radiator.

Bedroom One 12' 2" x 11' 1" (3.72m x 3.38m) Max measurement
UPVC double glazed window to the frontage, built in storage cupboard, radiator.

Bedroom Two 12' 2" x 10' 3" (3.70m x 3.13m)
UPVC double glazed window to the rear, built in storage cupboard housing the hot water tank, radiator.

Bedroom Three 7' 11" x 7' 11" (2.41m x 2.41m)

UPVC double glazed window to the frontage, radiator.

Loft

Part boarded, pull-down-ladder.

Externally

To the frontage, wall and fence boundary, area laid to gravel, mature trees and shrubs. To the rear, tired garden, paved patio, area laid to lawn, mature trees and shrubs, hedge and fence boundary. Solar thermal panel to heat the water.



Note:
Council Tax Band: B

EPC Rating:

Tenure: believed to be Freehold



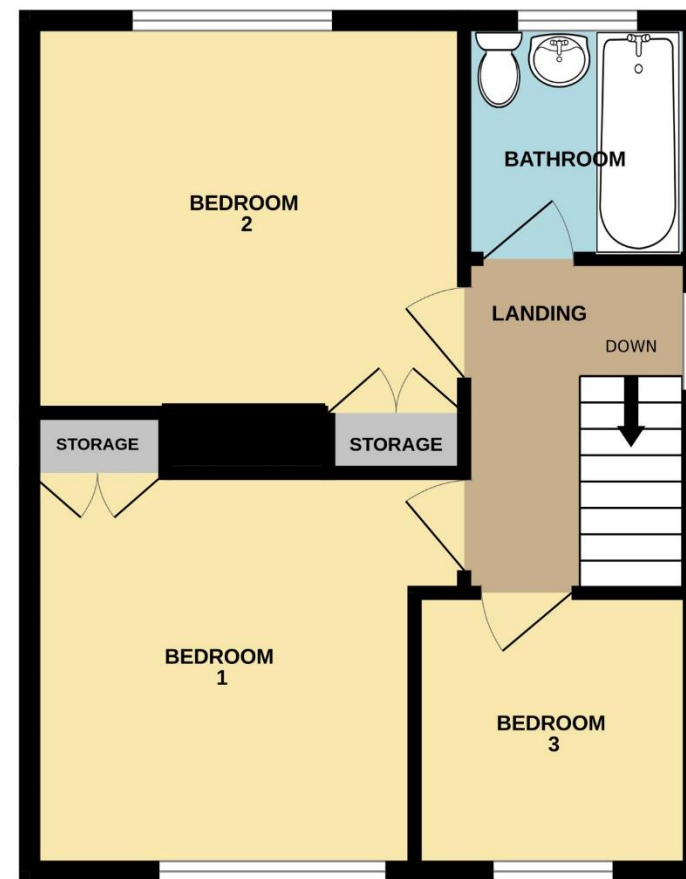




GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street, Leek, office proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. Follow this road to the mini roundabout and turn left into Junction Road. Follow this road and at the mini roundabout again continue straight ahead taking the next left into Selborne Road. Follow this road for a short distance and take the first right into Wardle Crescent, where the property is then situated on the left hand side, 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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