



## **45, Queens Drive, Leek, Stoke on Trent, ST13 6QF Offers Around £145,000**

This semi detached dwelling affords good sized two bedroomed accommodation and whilst it includes UPVc glazing and fascias plus gas central heating and cavity wall insulation it would benefit from further modernisation/improvement and affords great potential. It comprises Storm Canopy with UPVc door to Hall, Lounge with bay window, Good Sized Dining Kitchen and Side Porch. Stairs lead to the first floor with Two Bedrooms and a Bathroom. Outside there is gated access to a concrete parking area plus a paved front garden. The enclosed rear garden has paved areas with shrub border. The property is chain free.

## STORM CANOPY

With UPVc glazed door to:-

## HALL

With carpet, wall light points and radiator with shelf over.

LOUNGE 13'2" x 12'9" (into bay) (4.01m x 3.89m (into bay))



With television point, bay window, fireplace with coal effect gas fire, wall light points, coving, below stairs store and sliding door to:-

DINING KITCHEN 16'6" x 10' (5.03m x 3.05m)



With cushion floor covering, radiator, base units, drawers, wall cupboards, built in electric oven and gas hob with cooker hood over, display shelves, glazed cabinet, stainless steel sink, dishwasher and provision for washing machine. A glazed door leads to:-

## SIDE UPVC PORCH



With access doors to front, rear and side.

## STAIRS



With carpet lead to the first floor landing with airing cupboard housing a combination as fired central heating boiler and radiator plus access to the loft.

BEDROOM 1 16'6" (max) x 10'6" (5.03m (max) x 3.20m)



With carpet, radiator, built in store and wardrobes.

BEDROOM 2 10'1" x 10' (+ recess) (3.07m x 3.05m (+ recess))



With carpet, radiator and built in wardrobes.

## BATHROOM 6' x 5'6" (1.83m x 1.68m)



With tiled walls, radiator, bath, wash hand basin, W.C and electric shower unit.

## OUTSIDE



There is a paved front garden with shrubs with gated access to a side concrete parking area. The enclosed rear garden has paved areas and shrubs.

## FLOOR PLANS

Are for illustration purposes only and are not to scale.

## TENURE

Freehold.

## VACANT POSSESSION

On Completion.

## LOCAL AUTHORITY

Staffordshire Moorlands District Council.

## VIEWING

Strictly by arrangement with the Estate Agent.

## VENDORS SOLICITORS

Mrs E Collins, The Eric Whitehead Partnership, St Giles Chambers, 14 Chapel Street, Cheadle, Stoke on Trent, Staffordshire ST10 1DY. Telephone 01538 755761.

## SERVICES

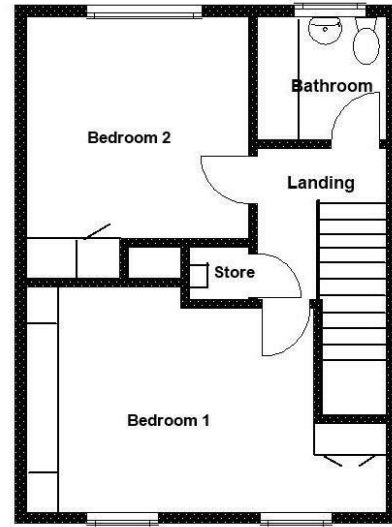
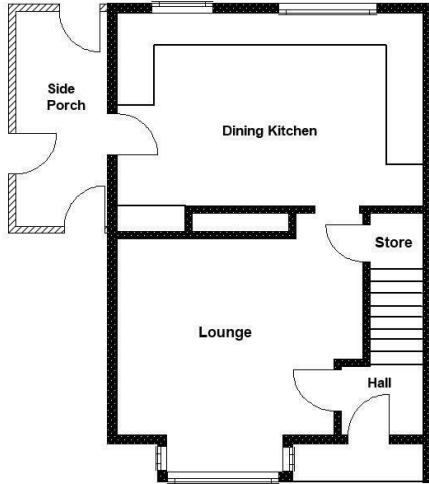
We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition. The property is connected to mains gas, water, electricity and drainage along with a BT telephone connection.

## FINANCE

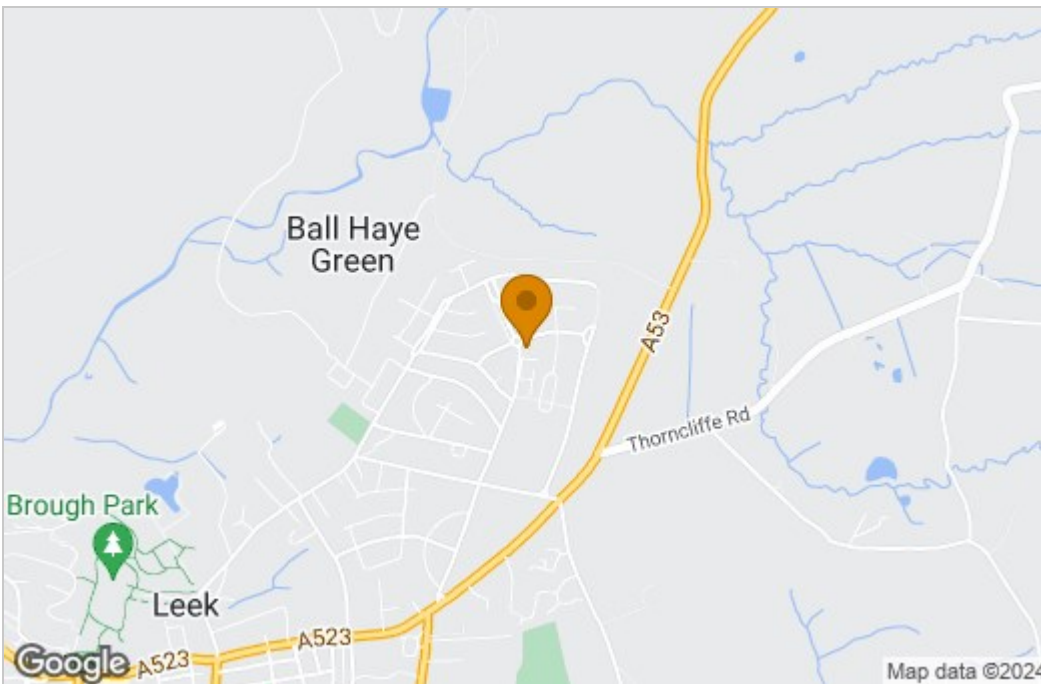
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within the estate agency office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

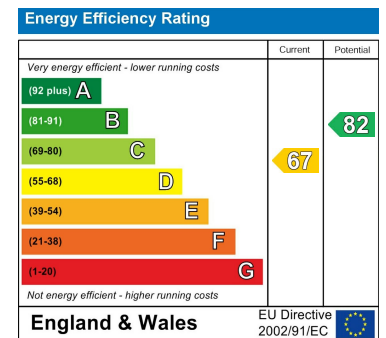
# Floor Plan



# Area Map



# Energy Efficiency Graph



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