



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



53 Spring Gardens

Leek, ST13 8DD

Offers Over £260,000



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# 53 Spring Gardens

Leek, ST13 8DD

**\*\* FOR SALE WITH NO UPWARD CHAIN \*\***

An immaculately presented five bedroom family home, located on the edge of Leek's town centre. The property boasts many original and characterful features including decorative glazed tiles in the entrance porch, black and white Ennerdale hall floor, and quarry tiled kitchen floor. The property offers deceptively spacious accommodation with the ground floor having a hallway, sitting room, dining room, kitchen and access to the outside space. The first floor has three bedrooms and bathroom. The third floor has two good sized bedrooms. Externally the property benefits from a single garage and rear lawned enclosed garden.

## Situation

Located on the edge of Leek's town centre, the property is ideally located for many local amenities such as schools, shops, public houses, churches, public transport and many independent businesses.

## Directions

From our Leek office on Derby, turn right onto Haywood Street and follow the road down onto Broad Street. Continue through the traffic lights and turn right at the mini roundabout. Proceed up Burton Street and turn left at the top T junction. The property will be found on the left hand side, identified by our 'For Sale' board.

## Accommodation Comprises:

### Hallway

Featuring the original black and white Ennerdale hall floor in excellent condition.

### Sitting Room

15'6" x 9'10", 427" (4.74 x 3.13)

The sitting room offers a good sized area to relax in, with fitted carpet, large uPVC double glazed window to the front aspect overlooking the park and front garden, radiator, feature gas fire, and a TV point.







### Dining Room 14'2" x 14'2" (4.34 x 4.34)

A good sized entertaining space with fully fitted carpet, uPVC double glazed window to the rear aspect with angled window above, feature fireplace with gas fire, two radiators and integrated storage.

### Kitchen 16'0" x 8'8" (4.90 x 2.65)

A spacious kitchen offering an original quarry tile floor, uPVC double glazed window to the side aspect, rear entrance door with glazed pane, a range of fitted units with work tops, matching wall mounted units, inset one and a half bowl sink with drainer unit and mixer tap, plumbing for an automatic washing machine, space for a cooker, space for a tall fridge freezer and tumble dryer.



### Stairs to First Floor

### Master Bedroom 13'8" x 11'5" (4.18 x 3.49)

The master bedroom provides a fully fitted carpet, large uPVC double glazed window to the front aspect overlooking the park, and radiator.

### Bathroom 6'2" x 5'8" (1.88 x 1.73)

With tiled flooring, radiator, obscured window to the side aspect, part tiled walls, shower cubicle, low level lavatory and pedestal wash hand basin.

### Bedroom Two 10'9" x 9'11" (3.30 x 3.03)

With fully fitted carpet, uPVC double glazed window to the rear aspect, radiator, and TV point.

### Bedroom Three 10'10" x 8'6" (3.31 x 2.60)

With wooden laminate flooring, uPVC double glazed window to the rear aspect, radiator and fitted full height wooden wardrobe.

### Stairs to Second Floor





**Bedroom Four**  
13'8" x 12'3" (4.19 x 3.75)

With fully fitted carpet, wooden framed double glazed skylight window to the rear aspect, radiator, storage into the eaves and access to the fifth bedroom.

**Bedroom Five**  
13'9" x 7'11" (4.20 x 2.43)

With wooden flooring, uPVC double glazed window to the front aspect, radiator and storage into the eaves.

**Externally**

To the rear of the property there is a flagged patio area with a corner flowerbed, access to an outhouse and outside lavatory, outside tap, gated access to the rear alleyway. To the front of the property there is a courtyard with the option for a lawn area or flowerbed.

**Garage**

Single car garage with 'up and over' door and corrugated roof.

**Garden**

Behind the garage there is a lawn area with hedge and fence boundaries.

**Viewings**

By prior arrangement through Graham Watkins & Co.

**Services**

We believe the property is connected to mains services.

**Council Tax Band and Local Authority**

We believe the property is in band C and the local authority is Staffordshire Moorlands District Council.

**Tenure and Possession**

The property is held freehold and vacant possession will be given upon completion.

**Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.







## Area Map



## Energy Efficiency Graph

