



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



11 Swallow Croft, Leek, ST13 8JB

Offers Over £169,950

A three bedroom three storey property with outside garden/patio area backing onto woodland creating a private outside space.

Internally the property is set over three floors being spacious and providing a good sized family home with split level accommodation enabling flexible living over all three floors.

With off road parking for two vehicles and garage with up and over door.

A property that must be viewed to be appreciated.



Situation

Situated in a quiet private cul de sac on the outskirts of Leek on the popular "Wallbridge Estate" within walking distance of many local amenities and the town centre and being in the Westwood School Catchment the property is ideally situated for families or professionals alike. With good direct links to Stoke On Trent and the roads out of Leek to Ashbourne, Buxton and Macclesfield.

Directions

Travelling from Leek town centre take the A53 towards Stoke On Trent travelling straight through the traffic lights at the bottom of St Edwards Street onto Broad Street. Continue to the mini roundabout at the bottom of Broad Street taking the 2nd Exit to Newcastle Road. Follow Newcastle Road until you get to the bottom of Ladderedge Bank. At the bottom of Ladderedge Bank take a right onto Wallbridge Drive then first left onto Fernwood Drive. Take the next left onto Swallows Croft and the property will be found in front of you identifiable by the agents "For Sale" board.

Accommodation Comprises:

Entrance Porch

With front entrance door, window to the side aspect and storage cupboard.

Dining Room 11'4" x 8'9" (3.46 x 2.69)



The dining room has fitted carpet, window to the front aspect, storage cupboard and radiator. Stairs leading off to the lounge.

Kitchen 13'3" x 7'0" (4.06 x 2.15)



The kitchen benefits from a range of base and wall units, stainless steel sink and drainer unit with mixer tap, four ring ceramic hob with extractor fan above, double electric oven, plumbing for a washing machine, space for a fridge freezer, pantry, window to the front aspect and radiator.

Lounge 11'5" x 16'4" (3.48 x 5.00)



The lounge has patio doors to the garden, window to the rear aspect, two radiators and stairs to the first floor.

First Floor Landing

With built in storage

Bedroom Two 9'7" x 8'2" (2.94 x 2.51)



Having window to the front aspect, radiator, built in wardrobe.

Bathroom 11'1" x 4'6" (3.39 x 1.38)



The bathroom has a recently fitted white suite which comprises a bath, low level lavatory, wash hand basin set on a vanity unit with vanity mirror above, shower area, fully tiled walls, obscured window to the front aspect and storage cupboard.



Second Floor Landing

With fitted carpet, window to the front aspect and loft access.

Bedroom One 12'6" x 8'9" (3.83 x 2.69)



Having a window to the rear aspect, built in wardrobes and radiator.

Bedroom Three 8'5" x 7'2" (2.59 x 2.19)



Having a window to the rear aspect, radiator and airing cupboard housing the combination boiler.

Outside



To the front of the property there is a driveway providing off road parking for two vehicles.

Garage

With 'up and over' door, power and lighting connected.

Garden



To the rear of the property there is an enclosed garden including paved patio and mature shrubs.

Council Tax and Local Authority

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

Services

We believe the property is connected to mains services.

Smart meter. Worcester combo boiler serviced annually.

Viewings

By prior arrangement through Graham Watkins & Co.

Tenure and Possession

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

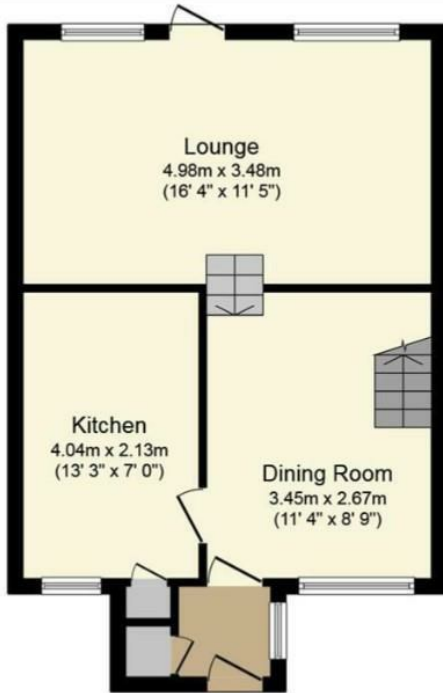
Measurements

All measurements given are approximate and are 'maximum' measurements.

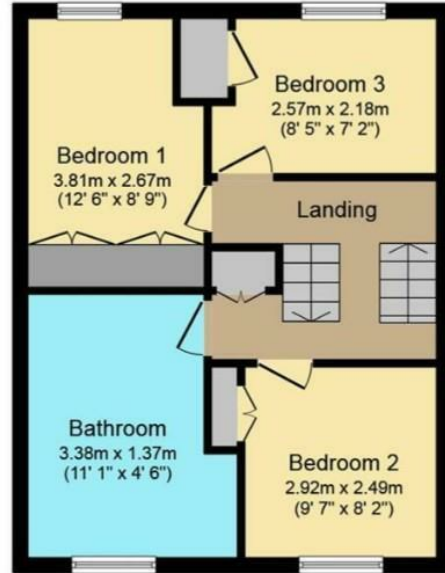
Please Note

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.

Floor Plan



Ground Floor
Floor area 46.7 sq.m. (503 sq.ft.) approx

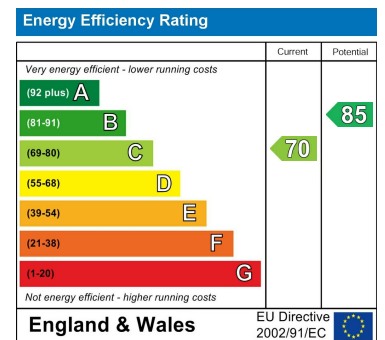


First Floor
Floor area 43.9 sq.m. (472 sq.ft.) approx

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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