



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Moorland View Ellastone Road

Winkhill, Leek, ST13 7QY

Offers In The Region Of £650,000



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Moorland View Ellastone Road

Winkhill, Leek, ST13 7QY

FOR SALE WITH NO UPWARD CHAIN

A rare opportunity to purchase this delightful three/four bedroom family home. 'Moorland View' offers views as far as the eye can see over the rolling countryside. A unique property providing versatile accommodation briefly comprises lounge, family room, further reception room which could be used as the fourth bedroom, family bathroom, open plan dining kitchen, three first floor bedrooms and shower room. The master bedroom gives access to the beautiful sun terrace. 'Moorland View' provides potential for a variety of Business opportunities being situated close to Alton Towers and Peak Wildlife Centre or ideal as a family home Offered For Sale with No Chain. There is also an opportunity to acquire surrounding land subject to separate negotiation. Viewing is strongly recommended to be fully appreciated.

Directions

From our Derby Street offices take the A523 Ashbourne Road out of the town. Continue along passing through Bradnop and Bottomhouse, after passing Cottage Kitchen take the next turning right into Ellastone Road. Follow this road passing Peak Wildlife Centre where the property will be found on the left hand side identifiable by our For Sale board.

Entrance Porch

External door, tiled floor, frosted window to front, loft access with ladder. Built-in cloak cupboard housing boiler and plumbing for washing machine.

Lounge

25'7" x 15'7" (7.82 x 4.75)

(max measurement). Pair of patio doors to rear enjoying far reaching views, double glazed windows to front and rear, oak half staircase, three double radiators, oak floor.

Hallway

Understairs store/pantry, oak floor.

Family Room

10'0" x 8'1" (3.07 x 2.47)

Double glazed window to front, single radiator, oak floor.



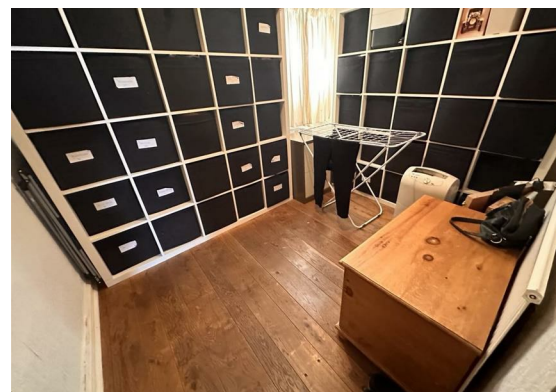


Bedroom/Reception
12'0" x 11'11" (3.67 x 3.65)

Feature double glazed bay window to side, double glazed windows to front and side, fireplace incorporating multi fuel stove, two single radiators, oak floor.

Family Bathroom
7'3" x 5'5" (2.23 x 1.66)

White suite comprising panelled bath with mixer shower, pedestal wash hand basin, low level lavatory, double glazed frosted window to rear, single radiator, oak floor.



Dining Kitchen
21'0" x 11'11" (6.41 x 3.65)

(Maximum measurement) Excellent range of modern units providing base and wall cupboards and drawers, built in double oven and dishwasher, work tops with stainless steel sink unit, double radiator, oak floor.

Open plan to dining room offering pair of patio doors to rear enjoying far reaching views, two double glazed windows to side, single radiator.



Side Porch

External door to side, double radiator, staircase off.

First Floor Landing

Double glazed window to side, single radiator.

Master Bedroom
12'0" x 11'11" (3.66 x 3.65)

Double glazed windows to front and side, pair of patio doors leading out onto the sun terrace. Built in airing cupboard housing hot water cylinder.

Sun Terrace

Indian stone floor with glazed balustrade. Ideal for appreciating those far reaching views.

Bedroom Two
10'0" x 8'0" (3.05 x 2.45)

Double glazed window to rear, single radiator.



Shower Room
8'9" x 6'10" (2.67 x 2.10)

(Max Measurement) Fully enclosed shower unit and wash hand basin, low level lavatory, wall mounted wash hand basin, tiled floor. Built-in over stairs store, loft access with ladder.

Bedroom Three
12'0" x 8'7" (3.67 x 2.64)

Double glazed windows to front and side, single radiator.

Outside

The property is approached via double gated access leading to feature Roman Granite providing ample off road parking, access to side garden laid to lawns and rear gardens.

Rear Gardens

Laid to patio with spacious lawns having open aspect overlooking surrounding countryside.

Viewings

By prior arrangement through Graham Watkins & Co.

Council Tax band and Local Authority

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

Services

We believe the property is connected to mains services.

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

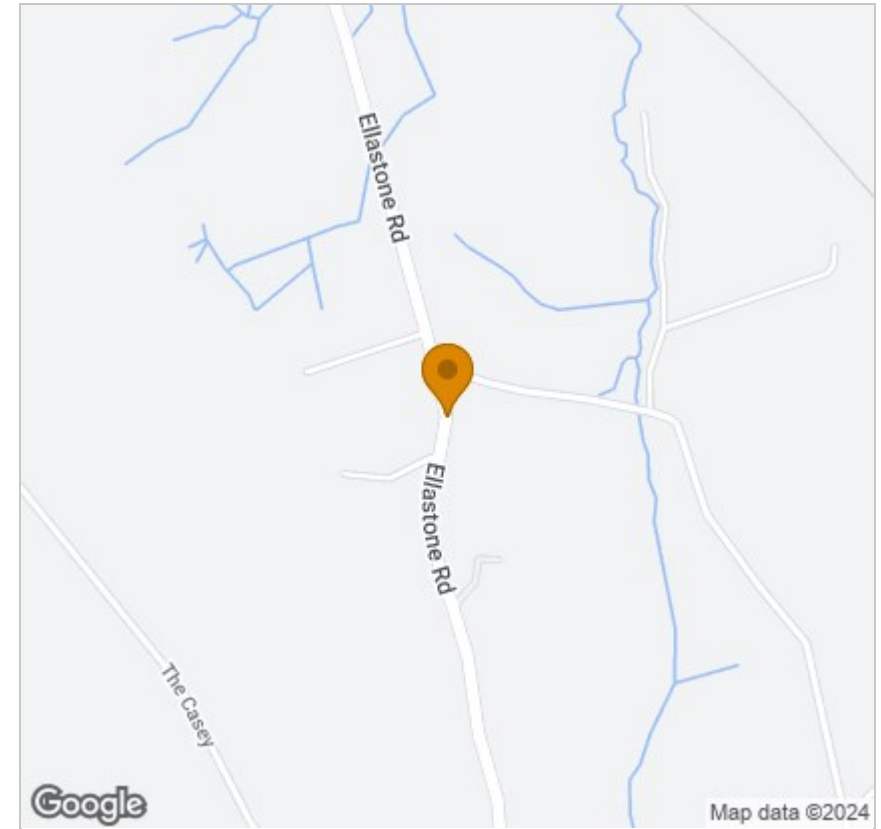


Viewing

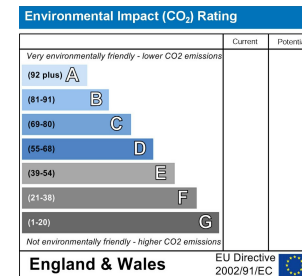
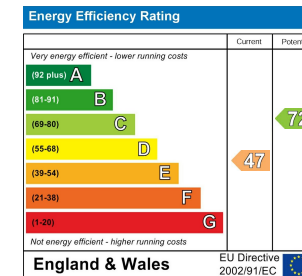
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>

Area Map



Energy Efficiency Graph



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