



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



149 Wallbridge Drive, Leek, ST13 8JG

Offers In The Region Of £230,000

An excellent opportunity to purchase this good sized two bedroom link-detached family home on the outskirts of Leek's town centre, on the popular Wallbridge Estate. Externally, the property benefits from off road parking, a garage, and low maintenance rear garden. Internally, the property would benefit from internal modernisation and updating. The property is excellently located for Leek's West end schools and local catchment areas.

Viewing is highly recommended to appreciate the potential on offer.



Accommodation Comprises

Entrance Porch with double glazed external door and windows to the front aspect and meter cupboard.

Living Room 14'11" x 13'4" (4.57 x 4.08)



The living room offers a double glazed bay window to the front aspect, double radiator, stone fireplace and under stairs storage.

Dining Room 14'11" x 12'7" (4.55 x 3.85)



The dining room has a pair of patio doors to the rear garden, built in storage, double radiator and stairs off.

Kitchen 17'5" x 8'7" (5.33 x 2.63)



The kitchen offers a range of base cupboards and drawers with worktops over, one and a half bowl sink with mixer tap, plumbing for a washing machine, single radiator, UPVC double glazed door and windows to the rear aspect and window to the side aspect.



First Floor Landing

With double glazed window to the side aspect, loft access and built in airing cupboard.

Master Bedroom 14'11" x 11'11" (4.57 x 3.64)



Having a double glazed picture window to the rear aspect, built in wardrobes with mirrored doors, double radiator.

This room has been made in to one, but could easily be converted back in to two rooms.

Bedroom Two 12'9" x 8'11" (3.91 x 2.72)



With double glazed picture window to the front aspect, radiator and built in wardrobes.



Wet Room 6'9" x 5'7" (2.07 x 1.72)



Having a shower fitment, low level lavatory, wash hand basin, radiator, fully tiled walls, double glazed window to the front aspect.

Garage 16'3" x 8'2" (4.96 x 2.49)

With pedestrian door to the front aspect.

Outside



Externally, the property has a tarmacadam driveway leading to the garage with step and garden to the front aspect. To the rear aspect, there is a flagged garden with flower borders and garden shed.



Council Tax 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.

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.



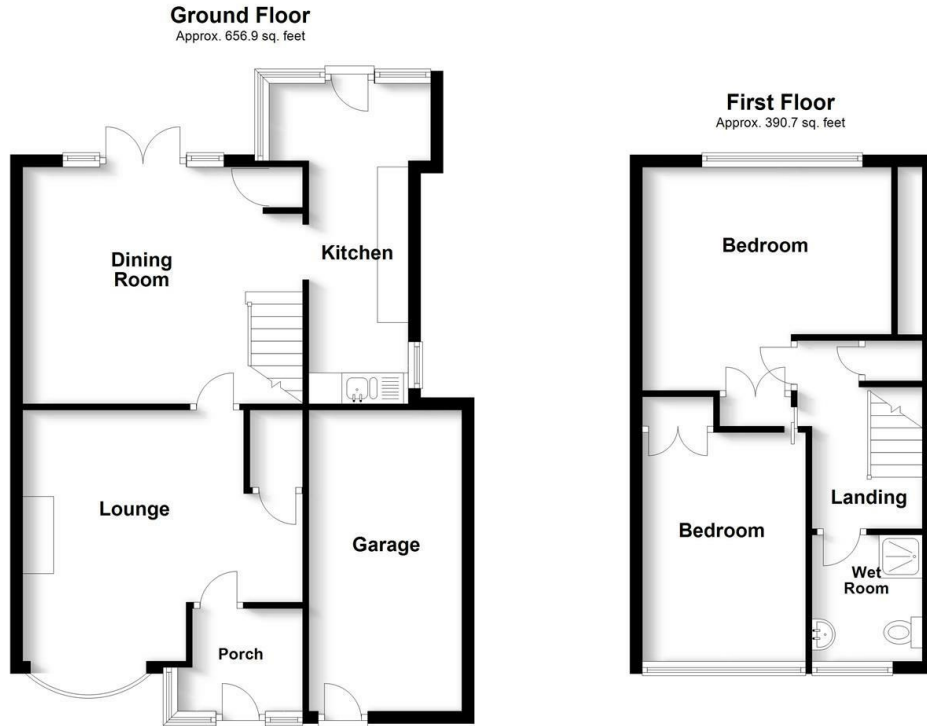
Services

We believe the property is connected to all mains services.

Viewings

By prior arrangement through Graham Watkins & Co.

Floor Plan

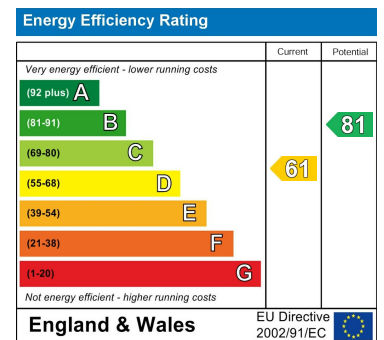


Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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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