



23 Wallbridge Drive, Leek, ST13 8HY

Offers In The Region Of £220,000

- Well presented three bedroom town house
- Spacious living room
- Garage accessed via Wallbridge Close
- Driveway to the front
- Split level accommodation
- Within walking distance of Woodcroft Academy
- Contemporary dining kitchen and bathroom
- Enclosed tiered rear garden

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Nestled in the charming area of Wallbridge Drive, Leek, Staffordshire Moorlands, this delightful three-bedroom townhouse presents an excellent opportunity for families and professionals alike. Having been thoughtfully modernised throughout, the property boasts a contemporary kitchen and bathroom, ensuring a stylish and comfortable living experience.

Upon entering, you will find a well-appointed kitchen which is designed with modern living in mind, offering both functionality and aesthetic appeal. The three spacious bedrooms provide ample room for family members or guests, making this home a practical choice for those seeking space and comfort.

The property features a driveway at the front, providing convenient off-road parking. At the rear, a tiered garden awaits, complete with gated access and a garage, offering additional storage or potential for a workshop. This outdoor space is ideal for enjoying the fresh air or hosting summer gatherings.



Council Tax Band: B



Entrance Porch

Upvc double glazed window and door to the front.

Dining Kitchen

16'2" x 13'10" max measurements

Upvc double glazed windows and door to the front, radiator, range of fitted units to the base and eye level, electric fan assisted oven, four ring electric ceramic hob, extractor, space for free standing fridge/freezer, space for a dryer, space for a washing machine, wall mounted gas fired boiler, stainless steel sink with drainer, chrome mixer tap, inset down lights, stairs to the living room.

Living Room

16'2" x 10'11"

Upvc double glazed window to the rear, radiators, Upvc double glazed door to the rear providing access to the garden, stairs to upper floor.

Landing

Bathroom

6'11" x 5'8"

Panel bath, chrome mixer tap with shower attachment, built in cistern, vanity unit with storage beneath, chrome mixer tap, tiled, inset downlights, Upvc double glazed window to the front, extractor.

Bedroom One

11'8" x 8'11"

UPVC double glazed window to the front, radiator.

Landing

Two built in storage cupboards.

Bedroom Two

10'9" x 7'10"

Upvc double glazed window to the rear, built in wardrobe, radiator.

Bedroom Three

7'10" x 7'10"

Radiator, Upvc double glazed window to the rear.

Externally

To the front is a paved driveway and to the rear is an enclosed garden area which is tiered, having patio and gravel areas with gated access to the rear.

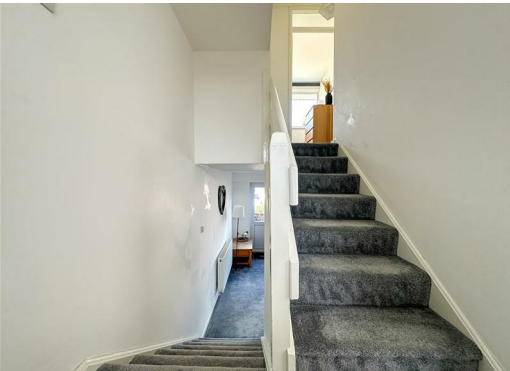
Garage

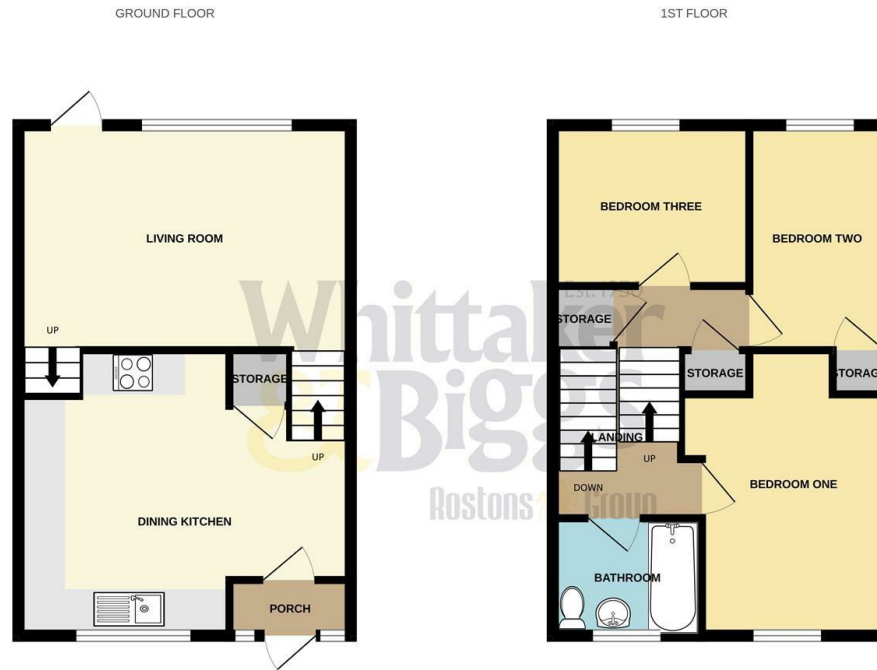
Located behind the property and accessed via Wallbridge Close.

Photograph Disclaimer:

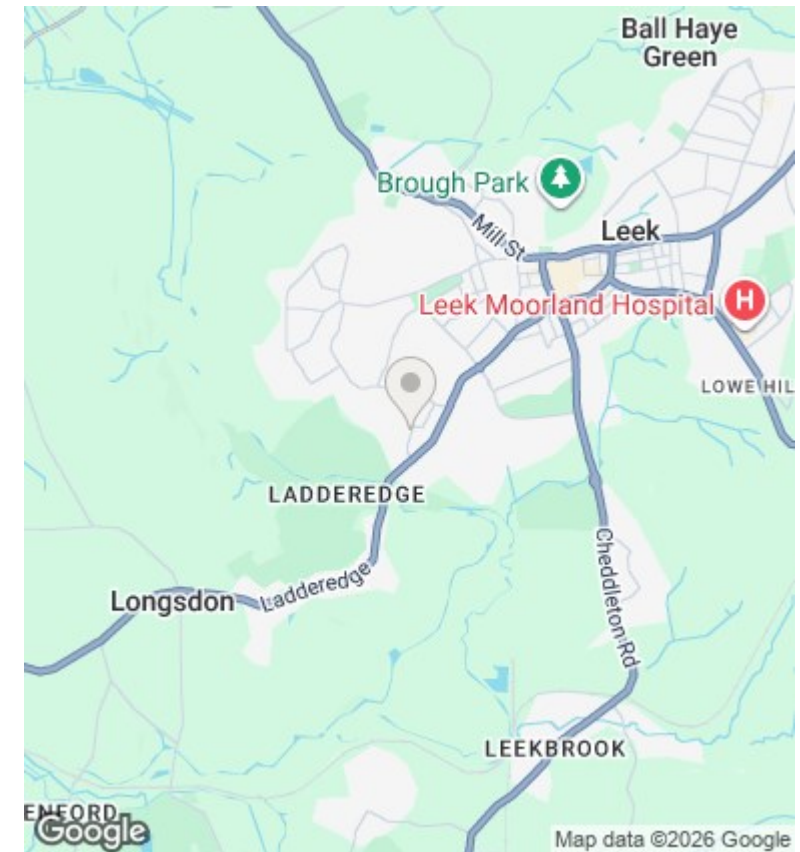
Some of the accompanying photographs have been enhanced using artificial intelligence-based tools for presentation purposes. In certain images, furniture and furnishings have been digitally inserted to illustrate potential layout and use of space. These enhancements are intended to improve visual clarity while maintaining an indicative representation of the property. They should not be relied upon as a definitive depiction of condition, layout or contents, and all interested parties are advised to satisfy themselves through inspection.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 