



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Dromore Birchall Close

Leek, ST13 5RQ

**Offers In The Region Of £500,000**





## Dromore Birchall Close

, Leek, ST13 5RQ

Detached three bedroom bungalow situated on the outskirts of the market town of Leek on Birchall, close to Birchall Golf Club, is positioned in an enviable setting, in a highly sought-after, semi-rural location. Close to all amenities including Schools, Shops, Markets and Pubs etc. The accommodation is spacious and versatile with the outside space incorporating patio and gardens being designed for easy maintenance, with garage and driveway for ease of parking. Early Viewing is Recommended.

### Directions

From our Derby Street office proceed out of the town on the A520 Cheadle Road, proceed straight ahead at the Co-Operative round about and take the sixth turning Left into Birchall Close and the property is situated on the right hand side identifiable by the agents for sale board.

### Situation

This Three Bedroom Detached Bungalow is positioned in an enviable setting, in a highly sought-after, semi-rural location of Birchall on the outskirts of Leek heading towards Cheddleton surrounded by beautiful countryside and close to Leek Golf Club. Situated just off the A520 the property is conveniently located for ease of commute to the Potteries, Stone, easy access to Macclesfield and just through town to Buxton and Ashbourne and onto Derby.







Accommodation  
comprises

Front Entrance Door  
Leading to front porch

Dining room  
10'2" x 14'9" (3.12m x  
4.52m)

With radiator, part wooden  
tiled, part carpet flooring  
and UPVC double glazed  
patio doors to the rear  
aspect

Storage room  
5'5" x 4'7" (1.67m x  
1.40m)

With radiator, wooden tiled  
flooring and UPVC double  
glazed windows to the  
side aspect



Kitchen  
11'5" x 11'9" max (3.49m x  
3.60m max)

With radiator, laminate  
flooring, a range of floor  
and wall mounted units  
with work surfaces over  
including, 1 & 1/2 bowl  
sink and a gas oven with  
extractor fan over and  
UPVC double glazed  
window to the side aspect



### Utility

6'8" x 11'6" (2.04m x 3.51m)

With radiator, laminate flooring, a range of wall and floor mounted units with work surfaces over including 1 & 1/2 bowl sink with drainage basin, plumbing for washing machine, wall mounted Worcester boiler, UPVC double glazed window to the side aspect, a UPVC external door to the side aspect and access to the garage

### WC

With tiled floor, part tiled walls, low level WC and frosted UPVC double glazed window to the side aspect

### Living room

15'0" x 16'9" (4.59m x 5.13m)

With two radiators, feature fireplace, part wooden tiled, part carpet flooring, UPVC double glazed window to the rear aspect and a UPVC double glazed window to the side aspect with window seating incorporated

### WC

With wooden tiled flooring, low level WC, wash hand basin and a frosted UPVC double glazed window to the side aspect







**Master Bedroom**  
13'6" x 14'11" (4.13m x 4.55m)  
With radiator, carpet flooring, UPVC double glazed window to the rear aspect and a UPVC external door to the side aspect



**Family Bathroom**  
11'5" x 6'4" (3.49m x 1.94m)  
With radiator, wooden tiled flooring, part tiled walls, heated hand rail, pedestal wash hand basin, floor mounted cupboard, low level WC, a bidet, a stand alone bathtub, an enclosed shower and frosted UPVC double glazed window to the side aspect



**Bedroom Number Two**  
10'5" x 9'1" (3.20m x 2.78m)  
With radiator, carpet flooring, fitted wardrobes and a UPVC double glazed window to the rear aspect



**Bedroom Number Three**  
12'3" x 11'6" (3.74m x 3.51m)  
With radiator, carpet flooring and UPVC double glazed window to the front aspect



### Garage

16'2" x 10'9" (4.95m x 3.30m)

With concrete flooring, a roller shutter door and UPVC double glaze windows to the front aspect



### Garden

#### Outside

To the front of the property is a spacious tarmacadam driveway with space for multiple vehicles, as well as a maintained lawned area.

To the left hand side of the property is a flagged pathway leading to the rear garden.

To the right of the property is a tarmacadam access to the rear of the property

To the rear is a well maintained patio and lawned area with floral borders as well as a wooden shed in the corner of the garden



### Measurements

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

### Viewings

By prior arrangement through the Agents.





#### [Services](#)

All mains services are connected.

#### [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. The lease is advised to obtain verification from their Solicitor or Surveyor.

#### [Wayleaves & Easements](#)

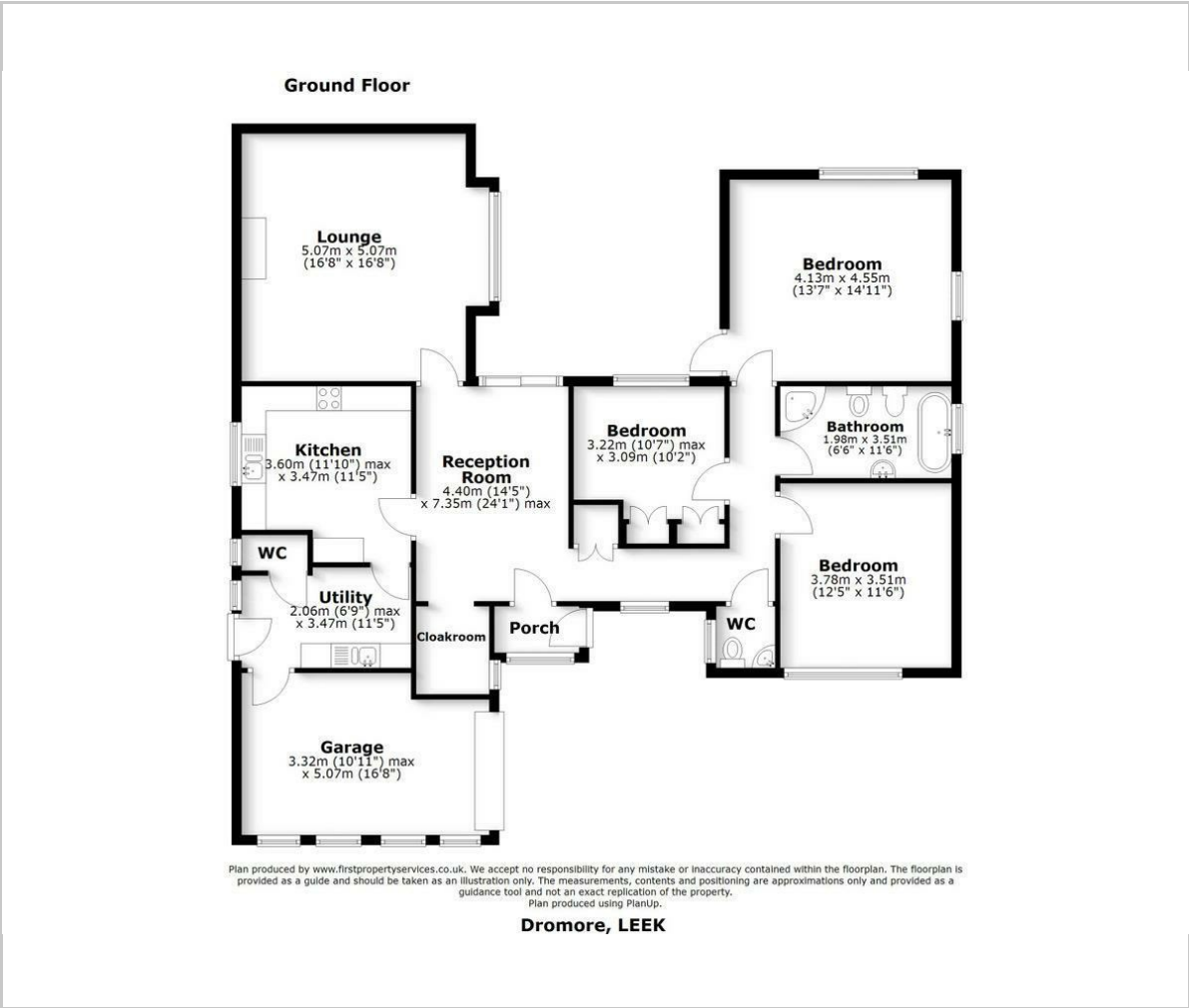
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

#### [Tenure & Possession](#)

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



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU  
Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>

Area Map



Energy Efficiency Graph

