



Wardle Gardens

Leekbrook



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

1 Wardle Gardens

Leekbrook, Leek

Staffordshire

ST13 7AR

- * The sale of 1 Wardle Gardens presents an opportunity to purchase a fabulous four bedroom detached family home situated on the very popular Wardle Gardens development just on the outskirts of the town.
- * The property is situated in a small cul-de-sac position that only accesses two other properties, the property which was a former show home on the development also benefits from Upvc double glazing, gas fired central heating and security alarm system.
- * The picturesque former mill town of Leek is located just over two miles from the development where a comprehensive range of shops, bars, cafes and restaurants can be found. Once in the town you are only a stone's throw away from the beautiful Peak District national park, the spa town of Buxton and Alton Towers resort.
- * The accommodation briefly comprises: Entrance Hall, W.c, Living Room, Dining Room, Kitchen / Dining Area / Sitting Room and Utility Room to the ground floor. Landing Area, Master Bedroom with a range of fitted wardrobes and superb En-Suite facility, Three further Bedrooms and Family Bathroom to the first floor.
- ◆ Driveway to the front providing ample off street parking and turning space, low maintenance rear with decked and paved sitting areas, storage sheds and arbour.
- ◆ * An internal inspection of the property comes most strongly recommended - Don't miss this chance to purchase your dream family home.

Offers in the region of : £369,950



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Council
Tax Band

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Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Entrance Hall

Radiator. Stairs off. Coving. Laminate flooring. Understairs storage.

W.C.

W.c. Wash basin. Radiator. Laminate flooring.

Living Room

Radiator. Electric fire. Coving. Double doors to:

Dining Room

Radiator. Coving. Laminate flooring. Double doors to rear.

Kitchen & Reception Room

Range of fitted wall and base units. Stainless steel sink unit with drainer and mixer tap. Gas hob, electric oven and extractor unit above. Integrated fridge, freezer and dishwasher. Spotlights. Tiled floor. Laminate flooring. Radiator.

Utility Room

Stainless steel sink unit with drainer and mixer tap. Work-top. Storage shelves. Rear door. Tiled floor. Wall mounted central heating boiler. Plumbing point.

First Floor landing area

Radiator. Loft access. Storage cupboard.

Master Bedroom

Radiator. Fitted wardrobes.

Ensuite

Shower cubicle. W.c. Wash basin with storage below. Storage cabinet. Tiled floor. Heated towel rail.

Bedroom

Radiator.

Bedroom

Radiator.





Bedroom

Radiator.

Bathroom

Bath. W.c. Wash basin. Radiator.

Outside

Driveway to the front providing ample off street parking and turning space, low maintenance rear with decked and paved sitting areas, storage sheds and arbour.

Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Services

Mains water, electricity, and drainage.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband & Mobile Connectivity: The property is well placed for mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.

AWAIT FLOORPLAN

Agents Note:

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approved based on information available at the time of printing.



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