



## 105 Windsor Drive, Leek, ST13 6NW

Offers In The Region Of £195,000

- Three-bedroom semi-detached property situated on a substantial plot
- Private driveway providing convenient off-road parking
- Located within a popular and well-established residential area
- An ideal family home combining practical living space with modern conveniences
- Spacious accommodation featuring two well-proportioned reception rooms
- Low-maintenance rear garden, ideal for relaxing and entertaining
- Double glazed throughout for improved energy efficiency and comfort
- Generous plot offering excellent outdoor space and future potential
- Contemporary first-floor shower room finished to a modern standard
- Benefitting from a regularly serviced combination boiler

# 105 Windsor Drive, Leek ST13 6NW

Whittaker & Biggs would like to welcome you to this semi-detached house, which presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The contemporary first-floor shower room has been finished to a modern standard, ensuring a stylish and functional space for your daily routines. The property also benefits from a regularly serviced combination boiler, providing peace of mind and efficiency for your heating and hot water needs.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. With its blend of modern features and traditional charm, this semi-detached house on Windsor Drive is a wonderful place to call



Council Tax Band: B



## Ground floor

### Hall

6'10" x 5'4"

Composite double glazed door to the frontage, UPVC double glazed window to the side aspect, radiator, stairs to the first floor.

### Sitting Room

13'4" x 11'10" (not into bay)

UPVC double glazed bay window to the frontage, gas fire, stone hearth and surround, radiator.

### Dining Room

13'4" x 8'3"

UPVC double glazed window to the rear, anthracite vertical column radiator, tiled floor, cupboard housing the Worcester combi boiler.

### Kitchen

14'10" x 6'9"

Composite double glazed door to the side aspect, UPVC double glazed window to the rear, units to the base and eye level, Hygena gas hob, Hygena electric fan assisted oven, composite sink and drainer, cream mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for tumble dryer, space for an under counter fridge and an under counter freezer.

## First Floor

## Landing

UPVC double glazed window to the side aspect, loft hatch, airing cupboard.

### Shower Room

7'4" x 4'11"

UPVC double glazed window to the rear, walk-in shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, white column radiator, fully aqua boarded, extractor fan.

### Bedroom One

11'11" x 10'5"

UPVC double glazed window to the frontage, storage cupboard, radiator.

### Bedroom Two

12'9" x 8'3"

UPVC double glazed window to the rear, radiator.

### Bedroom Three

9'10" x 7'0"

UPVC double glazed window to the frontage, radiator.

### Loft

Boarded, pull-down-ladder, light.

### Externally

To the frontage, concrete driveway, paved area, area laid to gravel, wall and fence boundary.

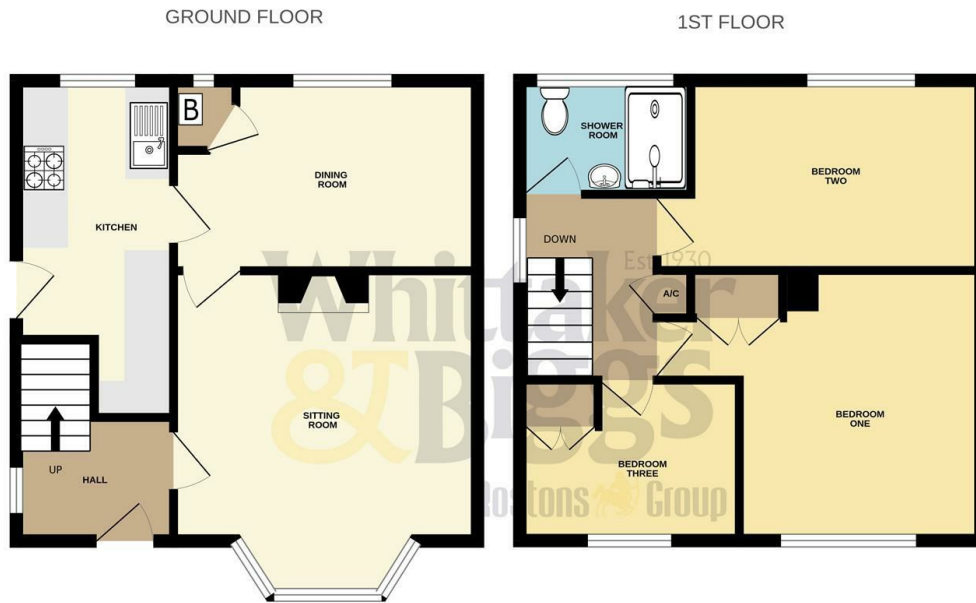
To the rear, paved garden, area laid to gravel, concrete shed, hedge and fence boundary.

## AML REGULATIONS

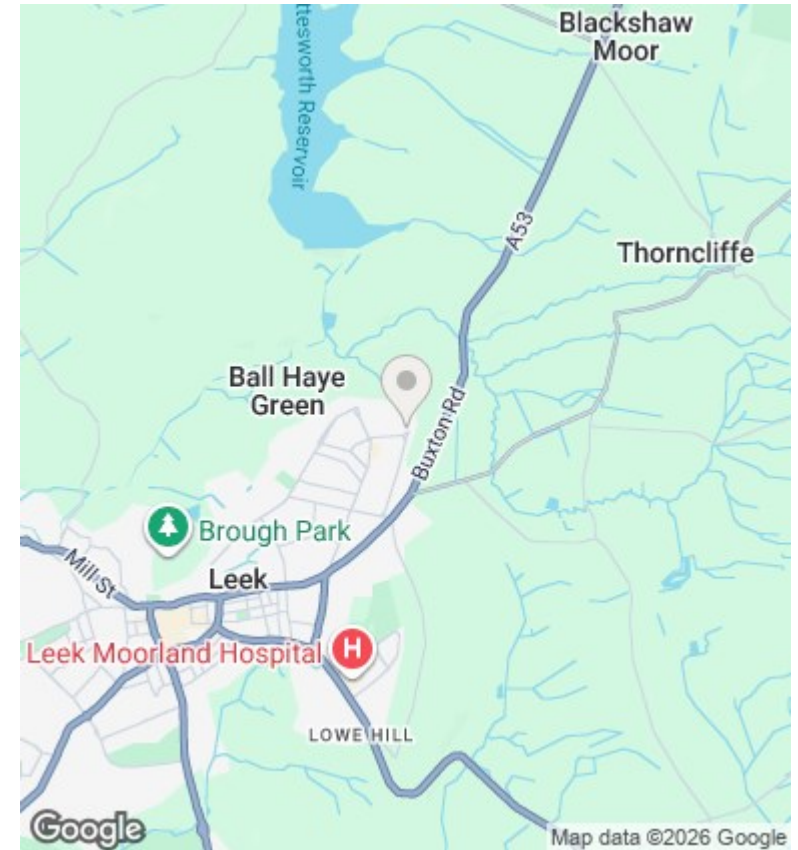
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	