



23 Wallbridge Close  
Leek



**BURY &  
HILTON**  
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## 23 Wallbridge Close

Leek  
ST13 8HZ

This three bedroom link-detached family home is located in a quiet cul-de-sac position in the popular West End of town and offers easy access to the popular schools in the area.

- \* The property benefits from Upvc double glazing and gas fired central heating.
- \* The accommodation briefly comprises: Entrance Porch, Entrance Hall, W.c, Kitchen and Living Room to the ground floor. Landing Area, Three Bedrooms and modern Shower Room to the first floor.
- \* An ideal family home in a sought after location.
- \* The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £265,000



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## General Information

### Entrance Porch

Storage cupboard. Access to:

### Entrance Hall

Radiator.

### W.c

W.c. Wash basin.

### Kitchen

Wall and base units. Sink unit with rinsing bowl and mixer tap. Plumbing point. Cooker point.

### Living Room

Radiator. Stairs off. Sliding doors to rear. Electric fire.

### First Floor

#### Landing Area

Cupboard housing central heating boiler. Loft access.

#### Bedroom

Radiator. Built-in storage.

#### Bedroom

Radiator. Built-in storage.

#### Bedroom

Radiator.

### Shower Room

Double shower cubicle. W.c. Wash basin. Heated towel rail. Tiled walls.

### Outside

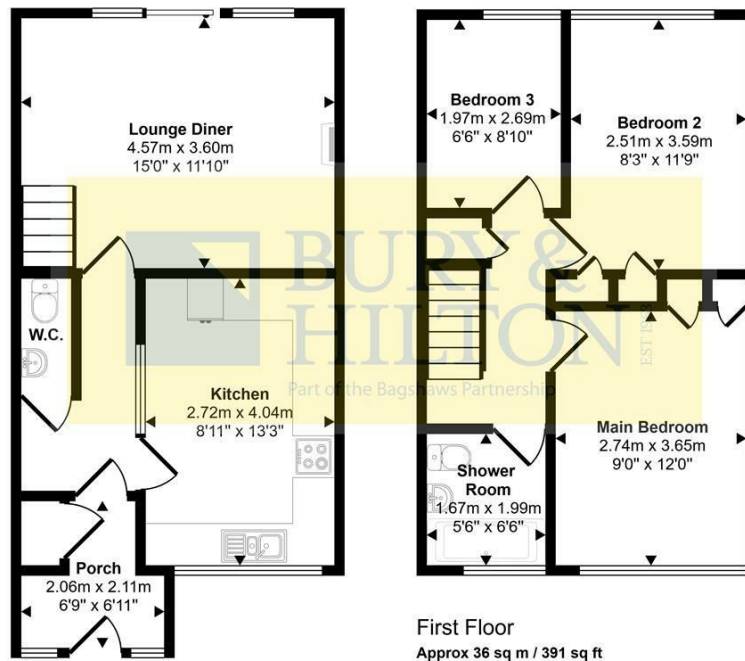
A double driveway to the front of the property provides ample off street parking and leads to a good sized attached garage. To the rear of the property is a enclosed lawned garden area, paved patio area and access to the garage.

### Viewing

By prior appointment through the Agents.



Approx Gross Internal Area  
74 sq m / 801 sq ft



First Floor  
Approx 36 sq m / 391 sq ft

Ground Floor  
Approx 38 sq m / 410 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Agents Notes

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