



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



8 Shaw Place

Leek, ST13 6ES

Offers In The Region Of £240,000



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## 8 Shaw Place

, Leek, ST13 6ES

Welcome to this beautifully modernised three bedroom semi detached home, nestled in the tranquil cul-de-sac of Shaw Place, Leek. This property has been thoughtfully updated to a high standard, ensuring a comfortable and stylish living experience for its future occupants.

Upon entering, you will find a spacious open plan living/dining room that serves as the heart of the home, perfect for both relaxation and entertaining. The newly fitted modern bathroom adds a touch of luxury, providing a serene space for your daily routines. With three well proportioned bedrooms, this home is ideal for families or those seeking extra space for guests or a home office.

The property boasts a large driveway, offering convenient off road parking, and a sizeable rear garden that presents a wonderful opportunity for outdoor enjoyment.

Situated in a quiet cul-de-sac, this home provides a sense of community while remaining close to local amenities and transport links. Do not miss the chance to make this stunning home your own.





### Situation

Shaw Place is ideally situated being close to the busy Market town of Leek, local supermarkets and schools. Positioned just off the main Buxton Road so great for commuting to the Staffordshire, Derbyshire and Cheshire borders.

### Entrance Hall

Upvc double glazed door to side aspect, tiled floor, staircase off with storage under, radiator.

### Utility/WC

5'4" x 4'4" (1.63 x 1.34)

Housing plumbing for washing machine, low level wc, pedestal wash hand basin, fully tiled walls, Upvc double glazed window to rear, tiled floor, wall mounted British Gas boiler.



### Open plan Living/Dining Room

24'0" x 15'3" max (7.33 x 4.66 max)

Two Upvc double glazed windows to front, two wall mounted panel radiators, built in meter cupboard, laminate floor.



### Kitchen

11'11" x 7'7" (3.64 x 2.33)

Range of matching wall and base units with work surfaces over, inset sink unit, fully tiled walls and floor, Upvc double glazed window and door to rear aspect.

Former Pantry off giving additional storage with Upvc double glazed window to rear and tiled floor.

### First Floor Landing

With loft access and store cupboard.

### Bedroom One

15'4" x 12'0" (4.68 x 3.68)

Upvc double glazed window to front, radiator.

### Bedroom Two

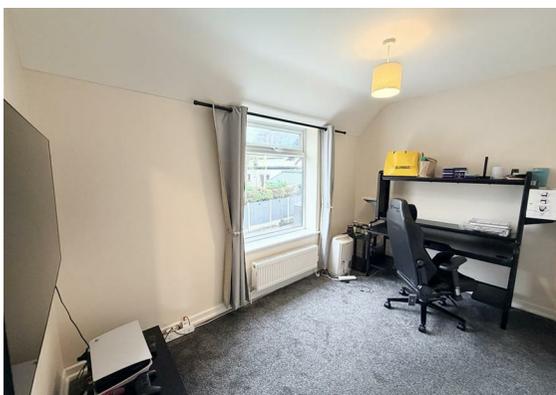
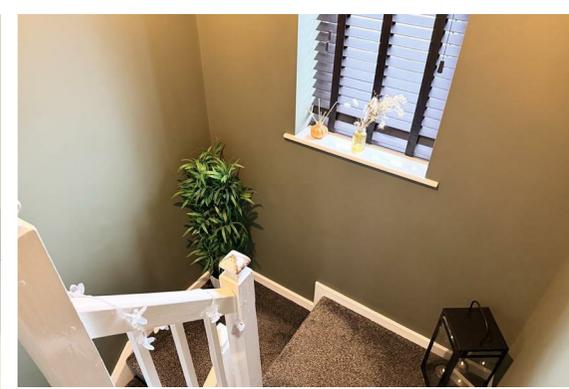
11'6" x 10'7" (3.53 x 3.23)

Upvc double glazed window to front, radiator.

### Bedroom Three

11'11" x 7'8" (3.65 x 2.35)

Upvc double glazed window to rear, radiator.



### Family Bathroom

8'3" x 4'6" (2.54 x 1.38)

Newly fitted Bathroom Suite comprising 'P' shape panelled bath with Triton shower fitment over, wash hand basin in vanity unit, wall mounted heated towel rail, wall mounted extractor fan, fully boarded walls, Upvc double glazed frosted window to rear, cushioned floor.

### Separate WC

Housing low level wc, wall mounted extractor fan, Upvc double glazed window to rear, cushioned floor.

### Outside

Tarmac driveway providing parking to the front elevation with gated access to the side leading to the rear garden.

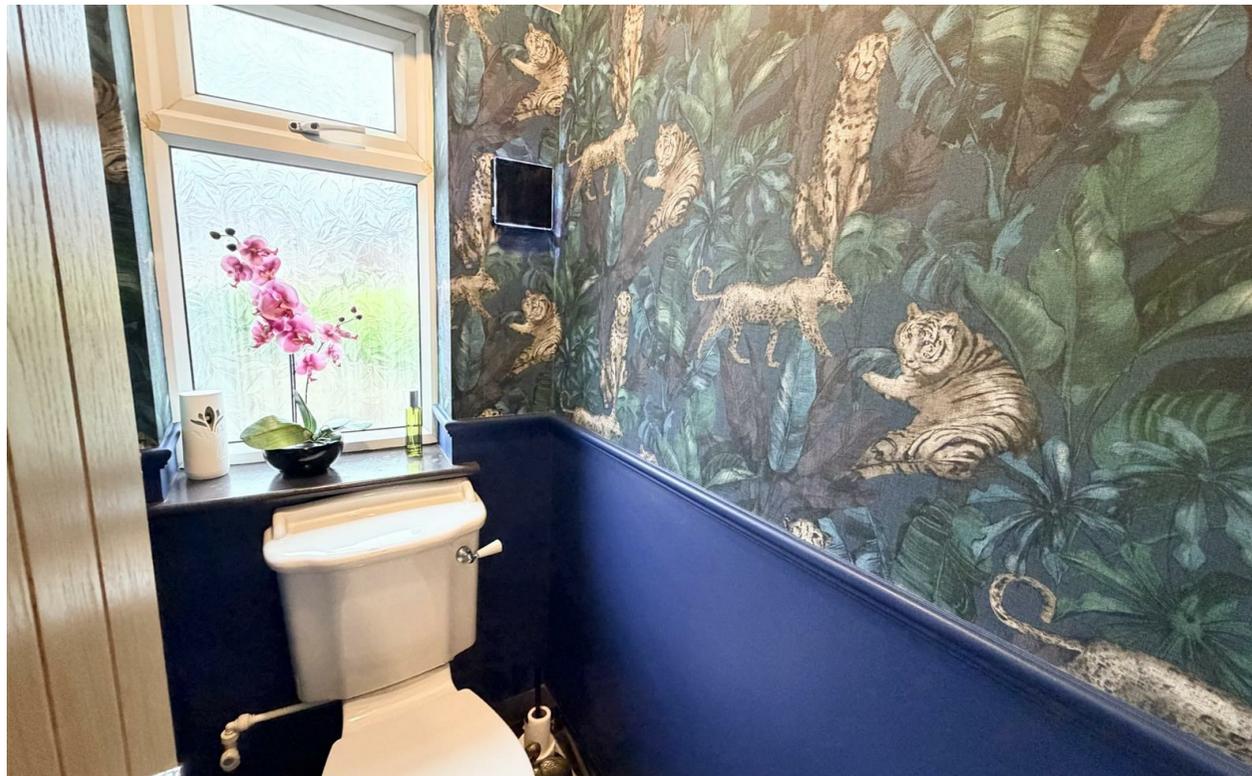
To the rear elevation is a sizeable private garden laid to a flagged patio with borders, cold water tap and courtesy lighting.

### Services

We believe all mains services are connected.

### Viewings

By prior arrangement through the Agent.



### Measurements

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

### 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.

### Wayleaves & Easements

The property is let 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 lease.

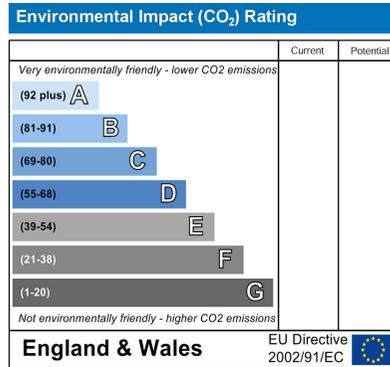
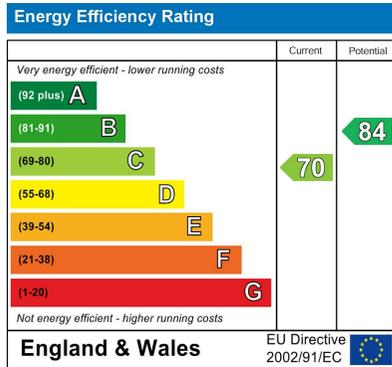
### Tenure & Possession

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

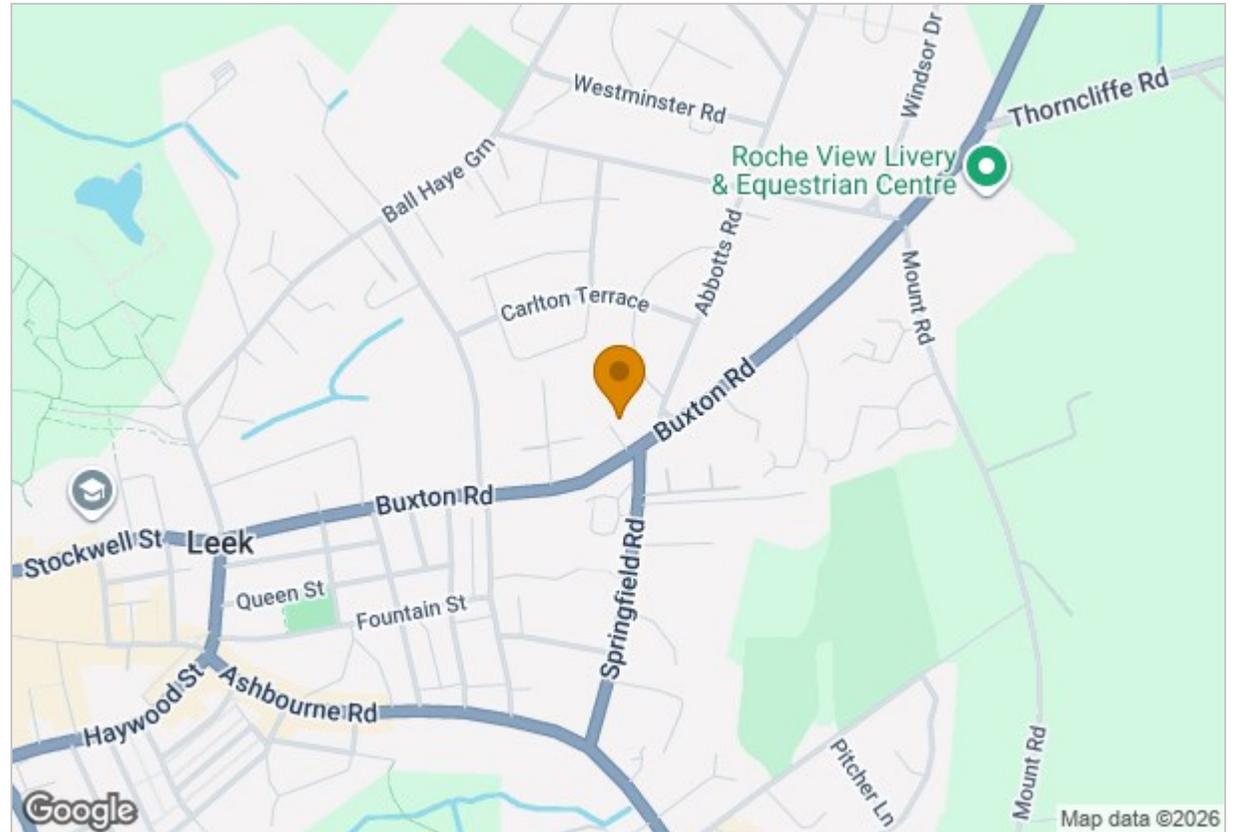
### Websites

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk);  
[www.rightmove.co.uk](http://www.rightmove.co.uk);  
[www.primelocation.co.uk](http://www.primelocation.co.uk)  
[www.onthemarket.co.uk](http://www.onthemarket.co.uk)

## Energy Efficiency Graph



## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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