



# 30 Wetenhall Drive

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## 30 Wetenhall Drive

Leek

Staffordshire, ST13 8HU

- ◆ A beautifully presented three bedroom semi-detached family home situated in a highly regarded location in the west end of town, convenient for schools of all ages.
  - ◆ The property benefits from Upvc double glazing, gas fired central heating and has been upgraded and improved to an exceptional standard by the current vendors to include a fabulous fitted Kitchen / Diner with integrated appliances.
  - ◆ The accommodation briefly comprises: Entrance Hall, W.c, Living Room, Kitchen Diner and Conservatory to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
  - ◆ Driveway providing ample off street parking leading to a detached single garage.
  - ◆ Front and rear garden areas laid mainly to lawn with display borders.
- \* An internal inspection comes most strongly recommended.

**Offers in the region of: £275,000**



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Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &  
HILTON**  
EST. 1978





## Accommodation

### Entrance hall

Stairs off. Radiator. Laminate flooring. Understairs storage.

### W.c 6'2 x 2'7 (1.88m x 0.79m)

W.c. Wash basin.

### Living Room 10'9 x 15'4 (3.28m x 4.67m)

Radiator. Bay window. Gas fire.

### Kitchen / Diner 20'6 x 11'4 (6.25m x 3.45m)

Wall and base units. Sink unit with drainer and mixer tap. Cooker point. Extractor unit. Integrated dishwasher. Plumbing point. Laminate flooring. Radiator. Sliding doors to:

### Conservatory 9' x 10' (2.74m x 3.05m)

Underfloor heating. TV point. Double doors to side.

### Landing Area

Storage cupboard. Loft access.

### Bedroom 10'9 x 10' (3.28m x 3.05m)

Radiator.

### Bedroom 8'5 x 10'10 (2.57m x 3.30m)

Radiator.

### Bedroom 6'9 x 9'3 (2.06m x 2.82m)

Radiator.

### Bathroom 6'6 x 5'11 (1.98m x 1.80m)

Bath with feeder shower. W.c. Wash basin. Heated towel rail. Tiled walls.

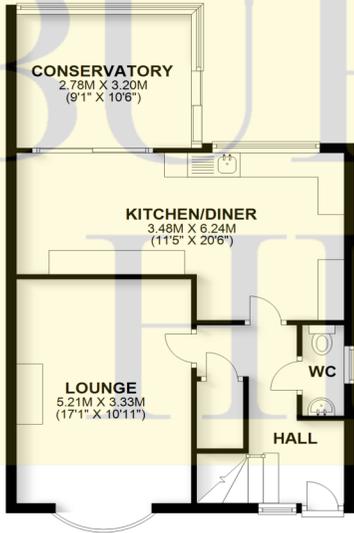
### Outside

Driveway providing ample off street parking leading to a detached single garage. Front and rear garden areas laid mainly to lawn with display borders.

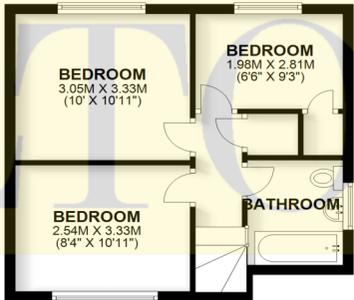




**GROUND FLOOR**  
APPROX. 56.9 SQ. METRES (612.2 SQ. FEET)



**FIRST FLOOR**  
APPROX. 49.7 SQ. METRES (535.4 SQ. FEET)



TOTAL AREA: APPROX. 106.6 SQ. METRES (1147.6 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

**Tenure & Possession**

The property will be sold freehold with vacant possession upon completion.

**Council Tax Band 'C'**

**Viewing**

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

**Agents Note;**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T** : 01538 383344

**E** : info@buryandhilton.co.uk

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

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**Offices in:**

Ashbourne	01335 342201
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