



9 Lyndale Close, Leek, ST13 5AQ

Offers In The Region Of £265,000

- Attractive three-storey townhouse tucked away in a peaceful cul-de-sac location
- Three well-proportioned bedrooms, including a top-floor principal suite with en-suite shower room
- Low-maintenance enclosed rear garden, ideal for relaxing and entertaining
- Spacious kitchen/diner featuring skylights and French doors opening onto the rear garden
- Family bathroom serving the remaining two bedrooms
- Well-designed accommodation arranged over three floors, offering flexible family living
- Elegant first-floor sitting room with French doors and a Juliet balcony
- Integral garage with private driveway providing convenient off-road parking
- Conveniently situated within walking distance of Leek Market Town and a range of local shops, schools and amenities

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Whittaker & Biggs would like to welcome you to this charming three-storey townhouse located in a quiet cul-de-sac. Built in 2010, the property spans an impressive 1,032 square feet and is designed to cater to the needs of contemporary families.

The elegant first-floor sitting room is a highlight, featuring French doors with Juliet balcony, allowing natural light to flood the space and providing a lovely view of the surroundings.

The townhouse boasts three well-proportioned bedrooms, including a top-floor principal suite complete with an en-suite shower room, ensuring privacy and convenience for the occupants. The additional two bedrooms are versatile and can be adapted to suit your lifestyle, whether as guest rooms, children's rooms, or a home office.



Council Tax Band: C



Ground Floor

Hall

15'2" x 2'11"

Composite double glazed door to the frontage, stairs to the first floor, radiator, pedestrian door to the garage, WC off.

Kitchen Diner

14'9" x 12'7"

UPVC double glazed French doors with sidelight windows to the rear, three Velux skylights to the rear, units to the base and eye level, peninsula breakfast bar, Flavel range cooker, Leisure extractor hood, stainless steel sink and drainer, chrome mixer tap, integral Lamona slimline dishwasher, cupboard housing the Potterton boiler, space for a freestanding American style fridge freezer, space for a dining table and chairs, inset ceiling spotlights, radiator, under stairs storage cupboard.

Integral Garage

15'7" x 7'10"

Electric roller door, power and light, units to the base and eye level, plumbing for a washing machine.

WC

5'9" x 2'11"

UPVC double glazed window to the frontage, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator.

First Floor

Landing

Stairs to the second floor.

Sitting Room

14'9" x 14'9" max measurement

UPVC double glazed French doors with Juliet balcony and sidelight windows to the frontage, fitted shutters, two radiators.

Bathroom

6'2" x 5'7"

UPVC double glazed window to the rear, panel bath, chrome mixer tap, handheld shower attachment, glass shower panel, pedestal wash hand basin, chrome mixer tap, low level WC, black ladder radiator, inset ceiling spotlights, extractor fan, shaver point.

Bedroom Three

8'10" x 8'3"

UPVC double glazed window to the rear, radiator.

Second Floor

Landing

Airing cupboard housing the Premier water tank and expansion tank, loft hatch, radiator.

Bedroom One

14'7" x 11'4" max measurement

UPVC double glazed window to the frontage, radiator.

En-suite

7'4" x 3'0"

Velux skylight to the frontage, walk-in shower enclosure, black fittings, rainfall showerhead, wall mounted wash hand basin, black waterfall mixer tap, concealed cistern low-level WC, black ladder radiator, inset ceiling spotlights, extractor fan.

Bedroom Two

14'10" x 9'2" max measurement

Two UPVC double glazed windows to the rear, radiator.

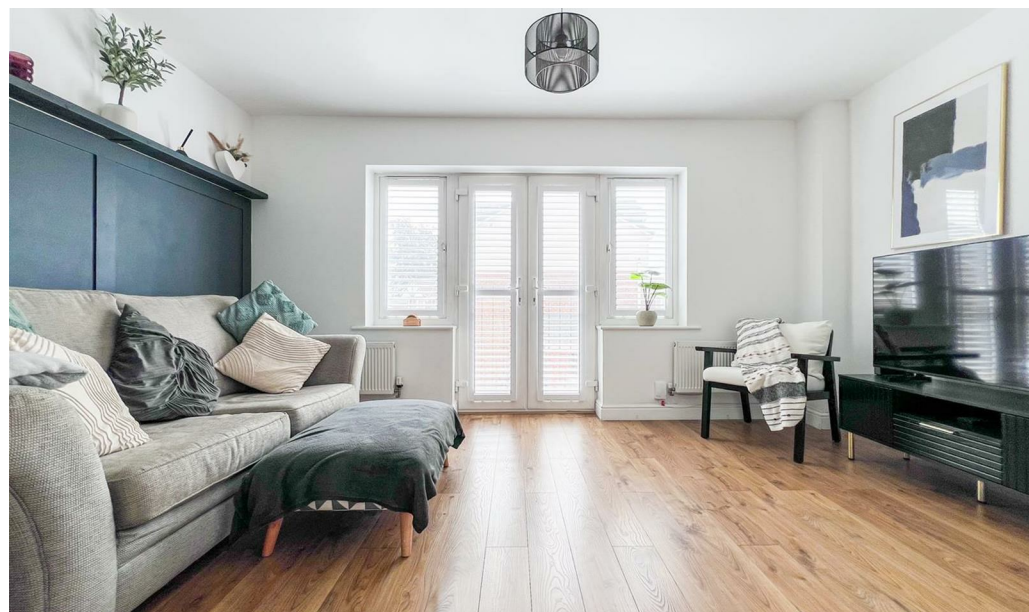
Externally

To the frontage, tarmacadam driveway and a paved driveway suitable for two vehicles.

To the rear, low maintenance paved garden, fence boundary, raised beds, well stocked borders.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





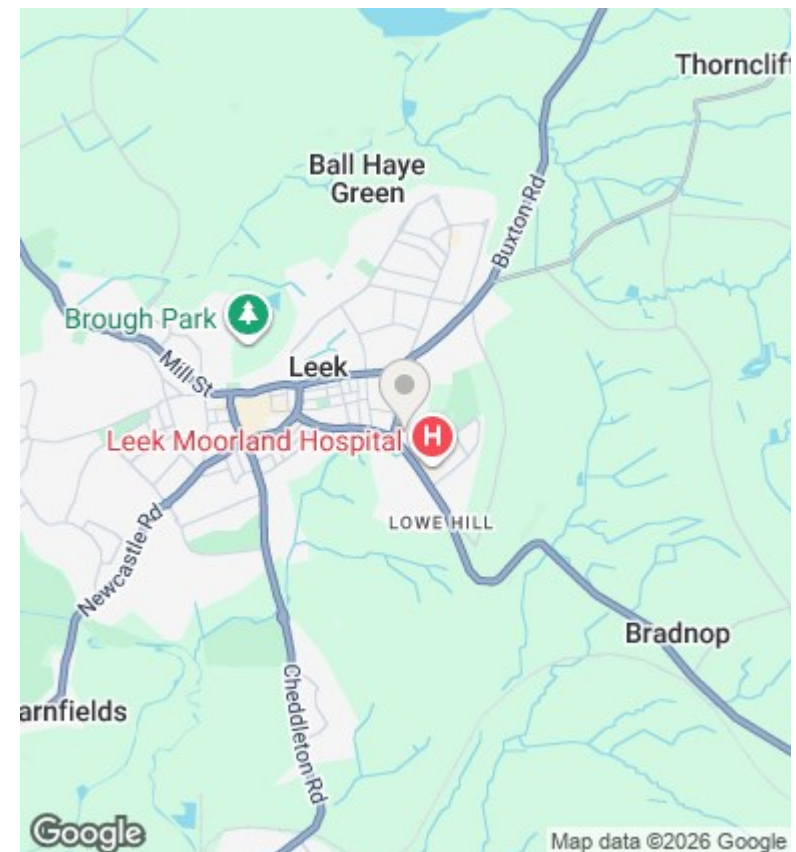


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Photo Editing Disclaimer:

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Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC