



42 Windsor Drive

Leek



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

**42 Windsor Drive**  
Leek  
Staffordshire, ST13 6NL

This detached bungalow is pleasantly situated on the edge of town, backing onto The Waste and enjoying good views to the front from its elevated position. It is well placed for local amenities and the town centre is approximately 1 mile distant.

The property requires some updating and improvement but offers enormous potential for the purchaser to put their own stamp on it. Accommodation briefly comprises: Entrance Porch, Kitchen / Diner, Inner Hallway, Two Bedroom, Living Room, Shower Room and W.c.

To the front is a tarmac driveway, which continues to the side and provides access to the brick constructed garage.

The garage has power, light, pedestrian door to the side., brick outhouse ideal for storage.

The rear garden is tiered, with patio to the lower tier, access to the side of the property and two further tiers laid to lawn.

No Upward Chain involved.

**Offers in the region of: £199,950**



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Leek Office - 01538 383344



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# Accommodation

## Entrance Porch

Access to:

## Kitchen/Diner

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Tiled floor. Radiator. Cooker point. Plumbing point. Side door. Wall mounted boiler.

## Inner Hallway

Radiator. Storage cupboard off with loft access.

## Living Room

Log burner. Radiator. Coving. Wall light point x 2.

## Bedroom

Radiator. Fitted wardrobes. Coving. Wall light point x 2.

## Bedroom

Radiator. Coving.

## Bathroom

Bath with shower over. Wash basin with storage unit below. Radiator. Tiled floor.

## WC

W.c. Tiled walls.

## Outside

To the front is a tarmac driveway, which continues to the side and provides access to the brick constructed garage. The garage has power, light, pedestrian door to the side., brick outhouse ideal for storage. The rear garden is tiered, with patio to the lower tier, access to the side of the property and two further tiers laid to lawn.



### Tenure & Possession

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

**Council Tax Band & EPC Rating:** Band C & D

### Viewing

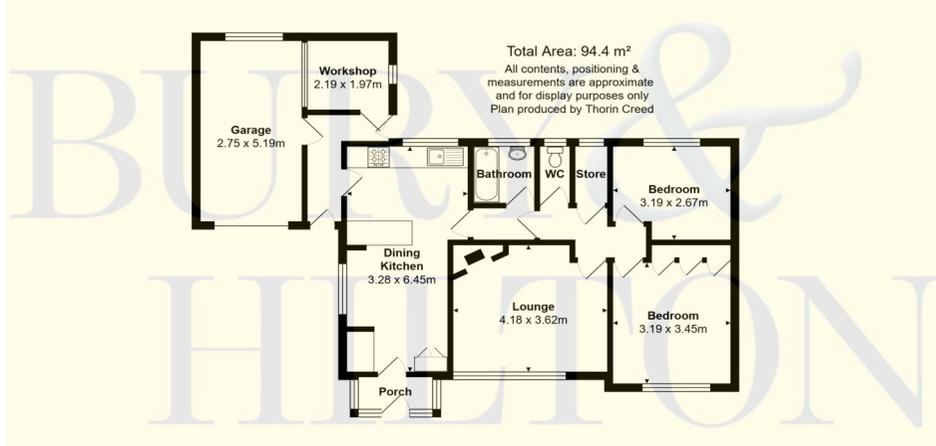
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

### Method of Sale

This property is to be sold by Private Treaty.

### 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.



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