Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

153 Wallbridge Drive

Leek, ST13 8JG

Offers In The Region Of £245,000

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153 Wallbridge Drive

, Leek, ST13 8JG

Standing proud this three bedroom family home offers outside space front and back including off road parking and lawned garden to the rear. An added bonus is the garage which could be used for storage or even as a possible extension to the living accommodation (subject to consents).
Situated on the popular Wallbridge Estate within catchment area of all West End Schools and the town centre, the property suits interested parties from first time buyers to those wanting a good sized three bedroom property with potential to modernise and mould the property to suit the individual buyer.
Viewing is a must.

Directions

From our Derby Street office follow Heywood Street to the traffic lights and continue straight ahead. After becoming the A53 Newcastle Road take the fourth turning right into Wallbridge Drive and continue up the hill passing Woodcroft Academy and number 153 is situated on the left hand side identifiable by our For Sale board.

Situation

Situated in the West End of Leek on the outskirts of town the property enjoys a convenient location with access to many local amenities, all three tier schools and access to the town centre via bus route or walking.

Entrance Porch

Upvc double glazed door and windows to front aspect, tiled floor.
Built in cupboard housing meters.

Hallway

Having radiator, understairs store.

Dining Kitchen

13'5" x 8'8" (4.11 x 2.66)

Range of kitchen units with work surfaces having inset one and a half bowl sink unit, four ring electric hob with concealed extractor over, built in eye level oven and grill, plumbing for washing machine, matching wall cupboards, Upvc double glazed window to front, tiled floor.

Dining area with radiator and carpeted floor.

Lounge

14'11" x 12'7" (4.55 x 3.86)

Upvc double glazed bay window and patio doors to rear garden, fireplace incorporating open gas fire, radiator, door to first floor. Double doors to further reception room/dining room.

Reception Room/Dining Room

12'3" x 7'4" (3.75 x 2.24)

Upvc double glazed bay window to rear garden, radiator.

First Floor Landing

Upvc double glazed window to side, loft access. Built in airing cupboard housing Glow Worm gas boiler.

Bedroom One
12'9" x 8'10" (3.91 x 2.70)
Upvc double glazed window to front overlooking views of the town, radiator. Built in bedroom furniture.

Bathroom
6'11" x 5'7" (2.11 x 1.71)
Suite comprising panelled bath with Triton shower fitment over, low level wc, pedestal wash hand basin, radiator, fully tiled walls, Upvc double glazed frosted window to front, cushioned floor.

Bedroom Two
11'10" x 8'0" (3.63 x 2.45)
Upvc double glazed window to rear, radiator and. Built in wardrobes.

Bedroom Three
8'9" x 6'6" (2.69 x 2.00)
Upvc double glazed window to rear, radiator.

Outside
The property is approached over a Herringbone driveway providing off road parking with gravelled gardens.

Garage
15'9" x 8'1" (4.82 x 2.48)
Up and over door, cold water tap, light and power connected.

Rear Gardens
Patio doors from the lounge lead to the rear gardens being laid to a patio area with adjoining lawns and borders. Timber and felt garden shed.

Services
The property is connected to all mains services.

Viewings
By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.u or telephone 01538 373308

Local Authority
The local authority is Staffordshire Moorlands District Council.

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

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

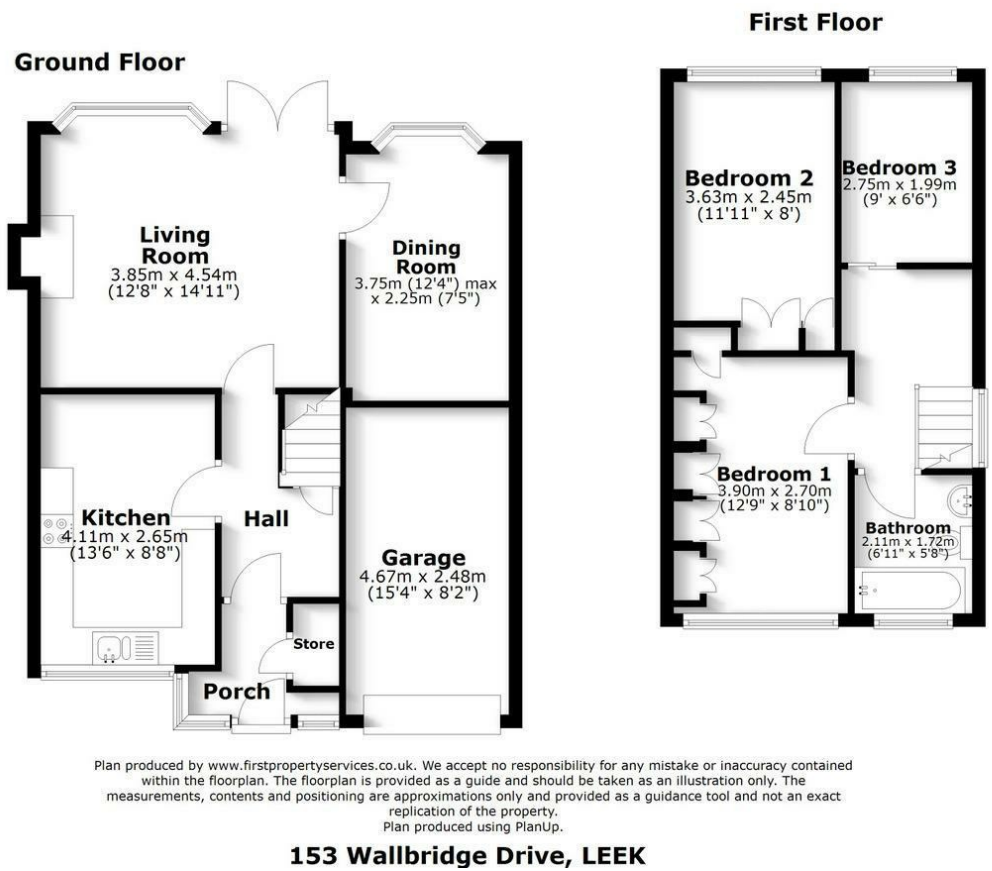
Wayleaves & Easements

The property is sold 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, quasi easements 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 sale.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Floor Plan

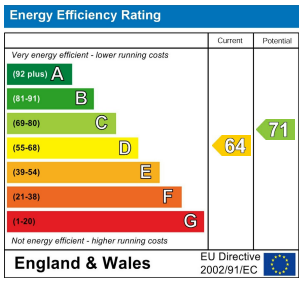


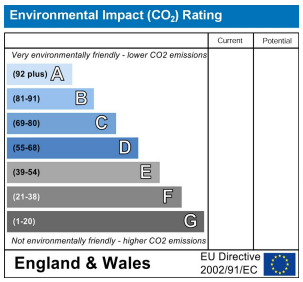
Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided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

153 Wallbridge Drive, LEEK

Area Map

Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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