



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



27 Hencroft
Leek, ST13 8EY

Offers Over £199,950



27 Hencroft

Leek ST13 8EY

Nestled in the charming area of Hencroft, Leek, this fully refurbished townhouse presents an exceptional opportunity for those seeking a modern and stylish home. This delightful property boasts two well proportioned reception rooms, perfect for both relaxation and entertaining.

The accommodation features two/three spacious double bedrooms, with the potential to convert a third bedroom on the ground floor, complete with its own shower room, offering versatility for families or guests. The modern kitchen is equipped with high quality fixtures and fittings, ensuring a delightful cooking experience, while the contemporary bathroom suite adds a touch of luxury to your daily routine.

Outside, the property is complemented by well maintained lawned gardens at the front, providing a pleasant view and a welcoming entrance. The rear of the house features a patio area and raised gardens, ideal for enjoying the outdoors.

With NO CHAIN involved, this townhouse is ready for you to move in and make it your own. Its exceptional standard of finish and thoughtful design make it a must see for anyone looking to settle in this lovely part of Leek. Don't miss the chance to view this remarkable property and envision your new life in Hencroft.





Situation

The property is in an ideal spot for access to the busy market town of Leek, walking distance to all the Westwood Schools, supermarkets and great for commuting to the Staffordshire, Cheshire and Derbyshire borders.

Directions

From our Derby Street office continue onto Stockwell Street. Follow this road which then becomes Mill Street, taking the second turning on the right into Hamil Drive. Take the second turning right into Hencroft. Follow this road for a short distance where number 27 can be found on the left hand side identifiable by our For Sale board.

Covered Porch

Entrance Hall

Upvc external door with side panel to the front aspect, staircase off, double cloak cupboard, wall mounted panel radiator, cushioned floor.

Living Room

22'10" x 14'3" max (6.98 x 4.35 max)

Upvc double glazed window to front aspect, two wall mounted panel radiators, access to dining room and kitchen.



Kitchen

10'0" x 9'9" (3.07 x 2.98)

Excellent range of newly fitted kitchen units comprising base cupboards and drawers with built in Lamona electric oven, plumbing for washing machine, work surfaces incorporating sink unit, four ring Lamona halogen hob with extractor fan. Matching wall cupboards, wall mounted panel radiator, Upvc double glazed window and door to rear aspect, cushioned floor. Built in understairs store with cushioned floor.



Bedroom/Dining Room

14'8" x 11'6" max (4.49 x 3.53 max)

Upvc double glazed window and door to side aspect, wall mounted panel radiator, cushioned floor, loft access.



Utility/Wet Room

7'5" x 5'11" max (2.28 x 1.81 max)

Housing low level wc, corner wash basin in vanity unit, wall mounted towel rail, Upvc double glazed frosted window to rear aspect, cushioned floor.

NOTE: plumbing inn situ for shower fitment and washing machine.

First Floor Landing

Built in Airing Cupboard housing newly fitted Vaillant gas boiler and radiator. Loft access.



Bedroom One

14'3" x 10'4" (4.35 x 3.15)

Upvc double glazed window to front aspect, wall mounted panel radiator, built in double wardrobe.



Bedroom Two

12'5" x 9'1" (3.79 x 2.79)

Upvc double glazed window to rear aspect, wall mounted panel radiator, built in double wardrobe.

Bathroom

6'11" x 5'6" (2.12 x 1.68)

Newly fitted white suite comprising panelled bath with mixer shower fitment over, low level wc, wash hand basin in vanity, wall mounted towel rail, Upvc double glazed frosted window to rear aspect, part tiled walls, cushioned floor.



Outside

To the front of the property is a lawned garden with access to the rear elevation.

Rear Gardens

With gated access to the side, raised gardens and patio area. Brick built garden shed. Fenced boundaries.

Note

There is disabled access to the rear elevation incorporating wide doors leading to the ground floor bedroom and potential wet room, easily adaptable for disabled living.

Local Authority

The local authority is Staffordshire Moorlands District Council

Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

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.

Services

We understand that all mains services are connected

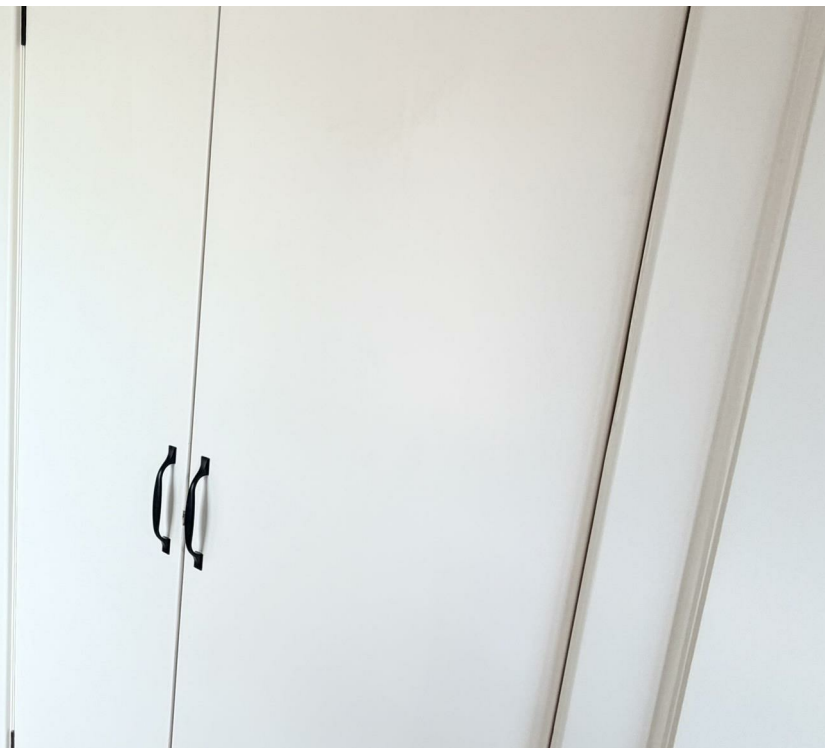
Tax Band

We believe the property is in band B

Tenure and Possession

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





[Viewings](#)

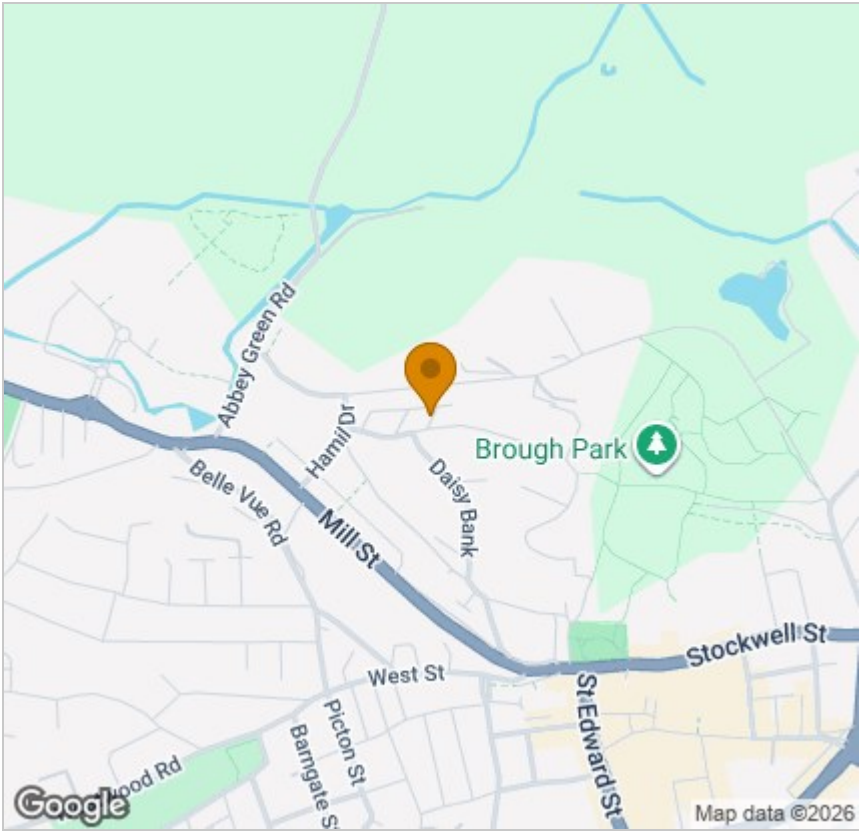
By prior arrangement through
Graham Watkins & Co.

[Wayleaves & Easements](#)

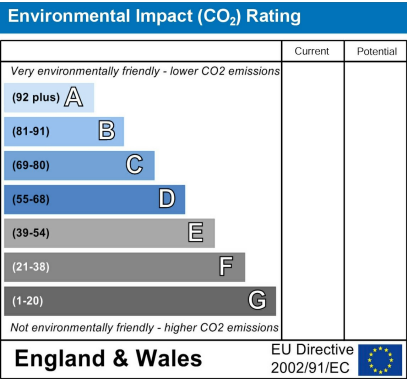
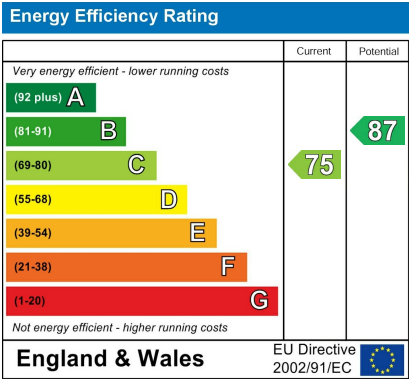
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



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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