



Wetenhall Drive, Leek, ST13 8HU.

£273,000

Whittaker Est. 1930
& Biggs

Wetenhall Drive, Leek, ST13 8HU.

This three-bedroom semi-detached family home has been modernised to an excellent standard throughout and boasts a low maintenance garden, detached garage, open plan kitchen/dining room, cloakroom to the ground floor, contemporary bathroom with both shower and bath and substantial driveway to the frontage.

You're welcomed into the property via the hallway with cloakroom off and useful understairs storage. The living room is located to the front, having bay window and multi-fuel stove. The 20ft kitchen/dining room has a good range of fitted units to the base and eye level, compact worksurface, Belfast sink, Rangemaster cooker/extractor, plumbing for a washing machine, gas fired boiler, space for a free-standing fridge/freezer and ample space for a dining table and chairs.

To the first floor, the landing provides access to three well proportioned bedrooms and the family bathroom. The bathroom incorporates a free-standing bath, shower enclosure, vanity unit, built in cistern and black fittings throughout.

Externally to the front is a block paved driveway, gated access to the side with further vehicle access to the detached garage. The rear garden is laid to porcelain patio, artificial grass, block paved patio and is fully enclosed. The garage has an up and over door, power, light and pedestrian door to the side.

A viewing is highly recommended to appreciate this home's desirable location, convenience to the schools, modern decor, plot size and spacious layout.

Situation

Ideally positioned to the west end of the town, providing various countryside walks. The busy market town of Leek is also a short distance away, together with being within easy walking distance of all the sought after Westwood schools.



Hallway

Composite double glazed door to the front elevation, Upvc double glazed window, stairs to the first floor, under stairs storage.

Cloakroom

Low level WC, vanity unit with storage beneath, chrome heated ladder radiator, Upvc double glazed window to the side elevation.

Living Room 15' 5" x 10' 11" (4.70m x 3.34m)

Upvc double glazed bay window to the front elevation, multi-fuel fire set on stone hearth, wood mantle.

Dining Kitchen 20' 7" x 11' 4" (6.27m x 3.46m reducing to 2.53m)

Range of fitted units to the base and eye level, compact worksurface, belfast sink, Rangemaster cooker/extractor, space and plumbing for a washing machine, space for a free standing fridge/freezer, tiled splashbacks, Upvc double glazed window to the rear, radiator, Upvc double glazed windows and patio doors to the rear elevation.

First Floor

Landing

Loft access.

Bedroom One 10' 11" x 10' 7" (3.34m x 3.22m)

Radiator, Upvc double glazed window to the rear elevation.

Bedroom Two 10' 11" x 9' 1" (3.32m x 2.76m)

Upvc double glazed window to the front elevation, radiator.

Bedroom Three 9' 3" x 7' 7" (2.81m x 2.31m)

Upvc double glazed window to the rear elevation, radiator.

Bathroom 8' 11" x 5' 11" (2.72m x 1.81m)

Free standing bath, black floor mounted tap, vanity wash hand basin, built in cistern, shower unit, black shower fitment, part tiled.

Externally

To the front is a block paved driveway, fenced boundary and gated access. To the side is a block paved driveway and access to the garage. To the rear is a porcelain patio, artificial grass, blocked paved patio, fenced boundary.

Garage

Up and over door, power and light, pedestrian door to the side.



Note:
Council Tax Band: C

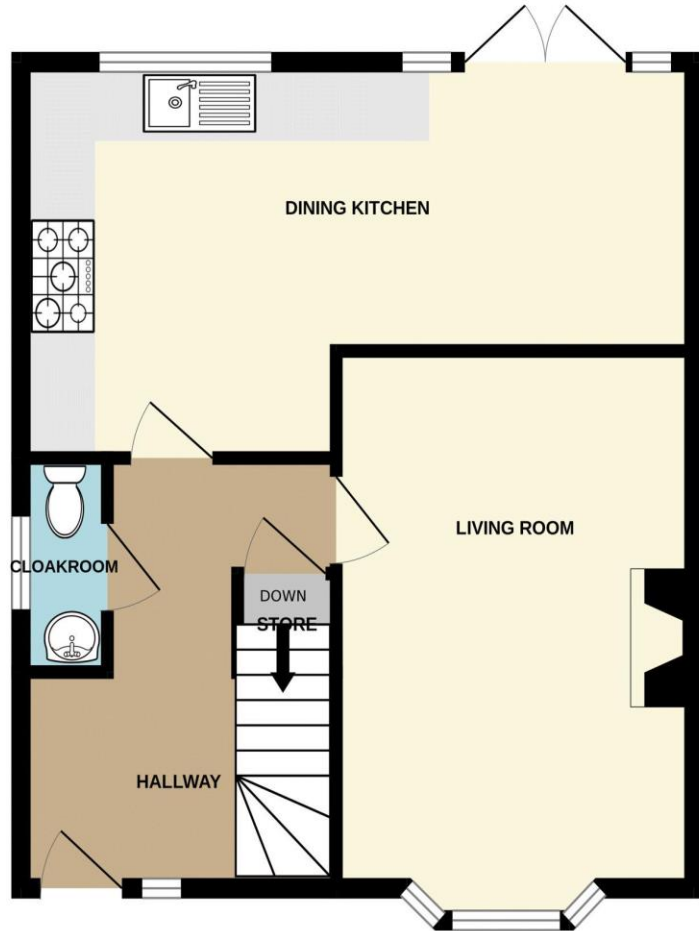
EPC Rating: D

Tenure: believed to be Freehold





GROUND FLOOR



1ST FLOOR



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Directions

From our Derby Street, Leek, offices proceed on the A523 Macclesfield Road and after passing the old church on the right hand side take the left hand fork into West Street. Follow this road for a short distance where this road then becomes Westwood Road. Follow this road passing St Edwards Junior High on the left and Westwood First School on the right. After passing the schools take the first left into Wallbridge Drive, follow this road for a short distance proceeding up the bank and taking the third left into Wettenhall Drive, where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board

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