



Warrington Drive, Leek, ST13 8NA.
OIRO £385,000

Whittaker Est. 1930
& Biggs

Warrington Drive,

Leek, ST13 8NA.

This three bedroom, detached property is situated within a sought after residential area in a quiet location.

You're welcomed into the property via the porch which leads to the hallway. Here, access to the first floor is provided via the U-shaped staircase and there is downstairs cloakroom.

The sitting / dining room is an impressive 21ft, has a large bay window to the frontage, patio doors to the rear garden and benefits from a natural stone fireplace.

Adjacent to the sitting / dining room is the breakfast kitchen which is equipped with an integral cooker and Neff hob, extractor fan, integral dishwasher and fridge freezer as well as having two windows to the rear and plenty of space for a dining table and chairs.

Beyond the kitchen is the utility / storage area, which has space and plumbing for a washing machine, and the rear hall which provides access to the side of the property and garage.

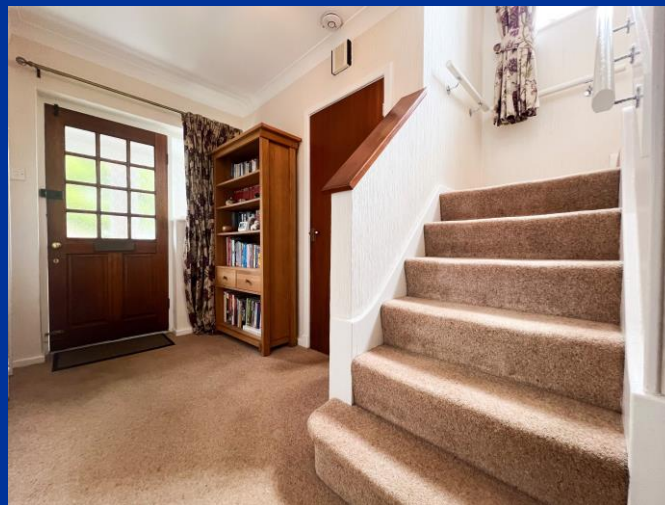
To the first floor are three bedrooms and a family bathroom. All three bedrooms are of good proportions with bedroom two having built-in wardrobes.

The family bathroom has a panel bath with shower over, low level WC and pedestal wash hand basin. An airing cupboard within the bathroom houses the hot water tank.

Externally to the frontage of the property is a tarmac driveway, garage and access to the rear garden.

The south facing rear garden is tiered and is mainly laid to lawn with mature trees and borders.

Selling with NO CHAIN, viewing is highly recommended to appreciate this home's quiet location, South facing garden and dual aspect sitting / dining room.



Ground Floor

Porch 9' 1" x 2' 6" (2.77m x 0.75m)

UPVC double glazed French doors to the frontage, UPVC double glazed window to the frontage, UPVC double glazed window to the side.

Entrance Hall 11' 1" x 5' 10" (3.38m x 1.77m) Max measurement

Wood glazed door, wood glazed window to the frontage, radiator, stairs to the first floor, WC.

WC 6' 9" x 3' 1" (2.07m x 0.93m)

Wood glazed window to the frontage, low level WC, corner wash hand basin, radiator.

Sitting Room / Dining Room 21' 9" x 12' 2" (6.63m x 3.70m)

Max measurement

UPVC double glazed bay window to the frontage, UPVC double glazed patio doors to the rear, 2 x radiators, living flame gas fire, natural stone hearth and surround.

Kitchen/Breakfast Room 18' 3" x 8' 3" (5.56m x 2.52m)

2 x UPVC double glazed windows to the rear, range of units to the base and eye level, radiator, integral fridge freezer, integral dishwasher, integral fan assisted electric oven, integral 4 ring Neff gas hob, extractor fan, stainless steel sink and drainer, chrome mixer tap, utility room, concealed wall mounted Worcester gas boiler, access to the rear hall.

Utility / Storage 5' 0" x 2' 6" (1.53m x 0.75m)

UPVC double glazed window to the side aspect, space and plumbing for a washing machine.

Rear Hall 3' 3" x 3' 3" (0.99m x 0.98m)

UPVC double glazed door to the side aspect, access to the garage.

Garage 15' 9" x 9' 3" (4.81m x 2.82m)

2 x UPVC double glazed windows to the side aspect, understairs storage, wood glazed up-and-over door, power and light.

First Floor

Landing

UPVC double glazed window to the side aspect, loft access, storage cupboard.

Bedroom One 12' 1" x 10' 11" (3.69m x 3.34m)

UPVC double glazed window to the frontage, radiator.

Bedroom Two 12' 1" x 10' 4" (3.69m x 3.16m)

UPVC double glazed window to the rear, radiator, built in wardrobes with sliding doors.

Bedroom Three 9' 3" x 6' 9" (2.83m x 2.07m)

UPVC double glazed window to the frontage, radiator.

Bathroom 9' 1" x 8' 3" (2.78m x 2.51m)

Max measurement

UPVC double glazed window to the rear, airing cupboard housing the hot water tank, panel bath, chrome mixer taps, shower over, chrome wall mounted taps, low level WC, pedestal wash hand basin, chrome mixer tap, white ladder radiator, extractor fan.

Loft

Partially boarded, insulated, pull-down-ladder, light.

Externally

To the frontage, tarmacadam drive, well stocked borders mature trees, side access to the rear.

To the rear, flagged patio area, tiered garden, areas laid to lawn, well stocked borders, hedge boundary, mature trees.



Note:

Council Tax Band: D

EPC Rating: TBC

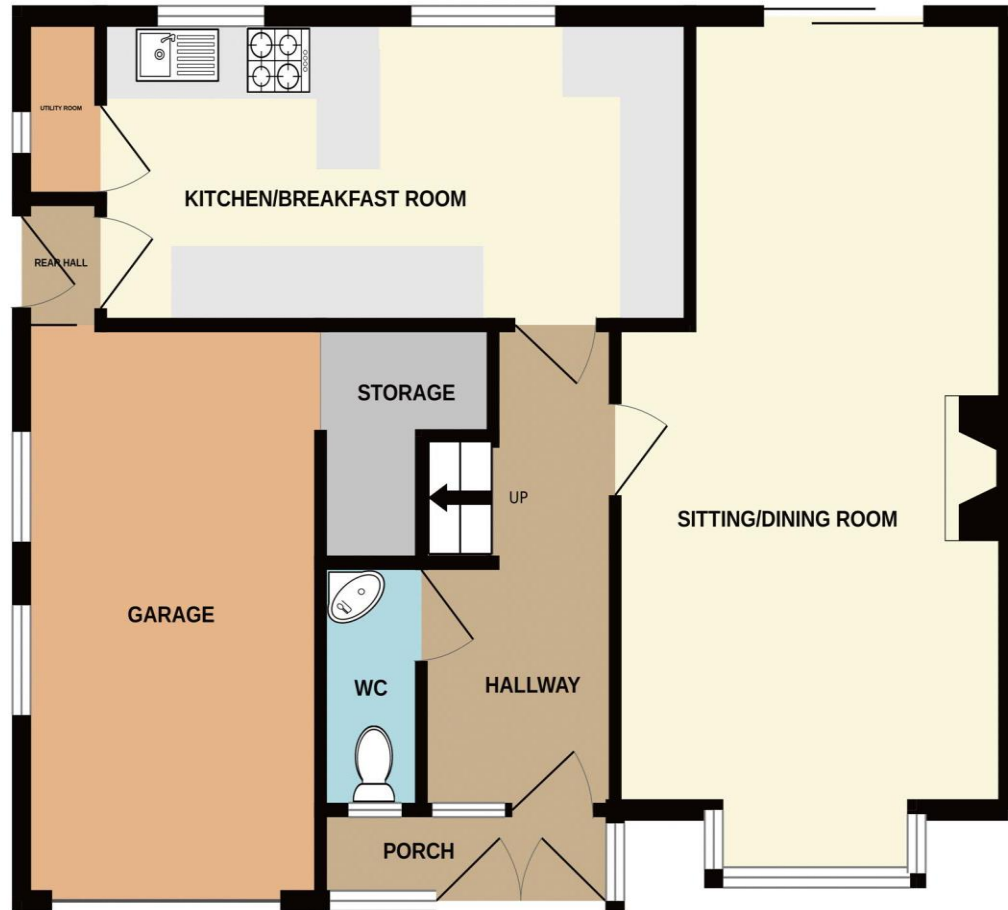
Tenure: Believed to be Freehold



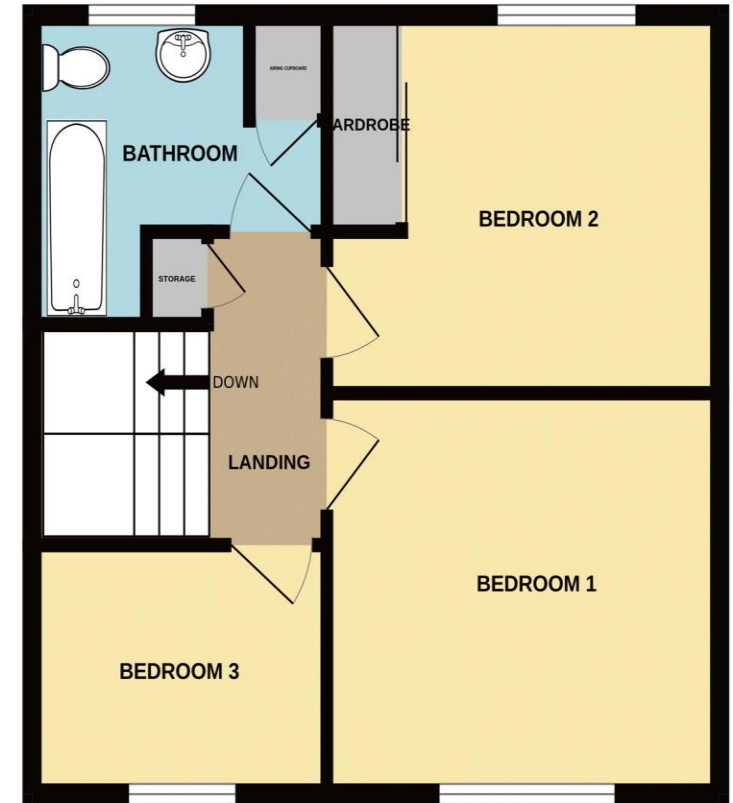




GROUND FLOOR



1ST FLOOR



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

From our Derby Street Leek offices proceed along Ball Haye Street and at the traffic lights turn left into Stockwell Street. Follow this road and after passing the old church on the right hand side, as the road forks to the right, take the left hand fork into West Street. Follow this road, which becomes Westwood Road and as the road bears sharply to the right, continue along this road and take the first turning left into Warrington Drive. Follow this road for a short distance where the property is situated on the left hand side, identified by a Whittaker & Biggs 'For Sale' board.

Situation

Warrington Drive is ideally positioned to the west end of the town, having the Rudyard track just situated a short walk away, providing various country 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.

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45-49 Derby Street

Leek

ST136HU

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**