



Stacey Close, Warslow, SK17 0JU.  
Offers in the Region Of £270,000

Whittaker Est. 1930  
& Biggs

## Stacey Close, Warslow, SK17 0JU.

This immaculately presented two bedroom semi-detached home is nestled within a delightful cul de sac location, with an open aspect over neighbouring fields to the rear. This deceptively spacious home has high specification fitments throughout, having solid wood doors, bespoke kitchen with granite work surfaces, integrated appliances and feature lighting and security alarm.

A uPVC double glazed conservatory is located to the rear and provides fantastic private views. The property has both front and rear gardens, off street parking along with a single garage, incorporating power and light.

The entrance hallway has useful understairs storage and stairs to the first floor. A light and airy living room has a feature electric fire and provides access to the well-equipped kitchen. Within the kitchen are a range of fitted oak units to the base and eye level, ceramic hob, grill, oven and microwave. Access is available to the conservatory, which has radiators, power and light.

To the first floor is a spacious landing, with loft access. The two double bedrooms are of good proportions and the fitted bathroom suite has clean lines with pedestal wash hand basin and panel bath.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, specification and views.

### Situation

Warslow is a sought after village in the Peak District National Park. The village sits approximately 10 miles north of Ashbourne and roughly 8 miles from popular market town of Leek, and 13 miles from Buxton. Warslow is mainly built of local sandstone and has a village hall, public house and a primary school known as Manifold Church of England Academy.



### Hallway

UPVC double glazed door to the front elevation, radiator, two under stair storage cupboards.

### Living room 17' 9" x 11' 9" (5.40m x 3.58m)

UPVC double glazed window to the front and rear elevation, two radiators, electric fire on a stone hearth and mantel.

### Kitchen 9' 2" x 7' 9" (2.79m x 2.35m)

Integral Beaumatic microwave, Beaumatic fan assisted oven, dish washer, fridge and separate freezer, Beaumatic four ring electric hob with stainless steel extractor fan above, one and a half chrome sink with drainer in the work surface, chrome mixer tap, granite work surfaces and breakfast bar, hot air vents, plumbing for a washing machine.

### Conservatory 13' 0" x 16' 1" (3.95m x 4.89m)

UPVC double glazed construction, light and power connected, tiled floor, sliding uPVC double glazed door to the rear, radiators, inset down lights.

### First Floor

#### Landing

UPVC double glazed window to the front elevation, loft access, storage cupboard.

#### Bathroom

Lower level WC, panel bath with electric shower overhead, pedestal wash hand basin, uPVC double glazed window to the rear elevation, ladder radiator, tiled surround.

### Bedroom One 7' 7" x 14' 0" (2.32m x 4.27m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom Two 7' 10" x 13' 0" (2.39m x 3.95m)

UPVC double glazed window to the rear elevation, radiator, inset down lights.

### Externally

#### Outside

To the rear, area laid to lawn, fenced boundaries, stone slab patio, mature shrubs and plants. To the front, stone walled boundaries, gated access, area laid to lawn, area laid to stone slab, access to the rear.

#### Garage

Light and power connected.



Note:  
Council Tax Band: C

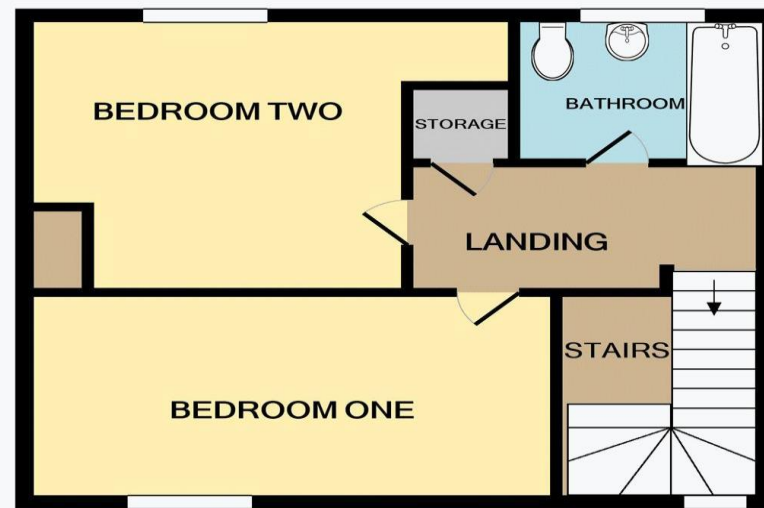
EPC Rating:

Tenure: believed to be Freehold





GROUND FLOOR  
APPROX. FLOOR  
AREA 555 SQ.FT.  
(51.5 SQ.M.)

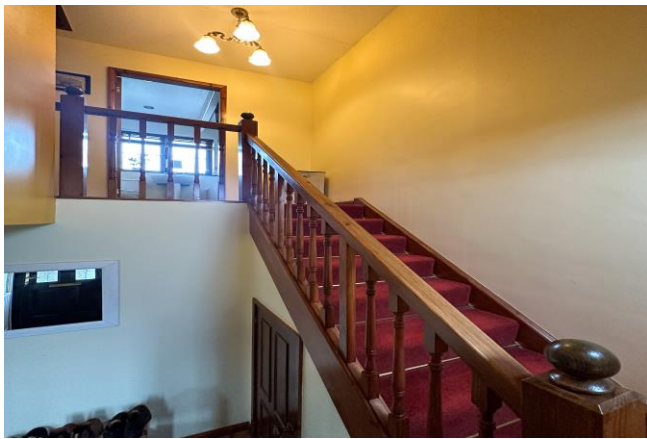


1ST FLOOR  
APPROX. FLOOR  
AREA 347 SQ.FT.  
(32.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 902 SQ.FT. (83.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 onto the A523 Ashbourne Road. Follow this road for approximately four and a half miles proceeding out of the town and passing through the village of Bradnop. Upon reaching Bottomhouse crossroads, turn left into the B5053 signposted Onecote. Follow this road for approximately five miles passing through the village of Onecote and upon entering the village of Warslow take the second turning left into Leek Road. Follow this road for a short distance taking the first right turning after passing the Greyhound Inn, the property is situated within the cul de sac.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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