



Lyndale Close, Leek, ST13 5AQ.
Offers in the Region Of £265,000

Whittaker Est. 1930
& Biggs

Lyndale Close, Leek, ST13 5AQ.

This three-bedroom semi-detached home is nestled within a quiet cul de sac location and conveniently situated on the outskirts of town. The property is nestled on a substantial corner plot, having off street parking for three vehicles and enclosed garden to the rear. The property boasts two reception rooms, having the addition of a conservatory to the rear, which is warmed via underfloor heating. The property has a well-equipped kitchen/diner, bathroom and ensuite to bedroom one.

You're welcomed into the property via the hallway, with useful cloakroom off. The 18ft kitchen/diner has ample room for a dining table and chairs, a good range of units fitted to the base and eye level, integral slim line dishwasher, ceramic hob, extractor, fan assisted oven, stainless steel sink, space for a free-standing fridge/freezer, bay window to the frontage and composite style door to side of the property. The living room is a light and airy space, having patio doors into the conservatory, which also has patio doors to the rear garden.

To the first floor the landing provides access to the airing cupboard and three well-proportioned bedrooms and the family bathroom. Bedroom one has a bay fronted window, fitted wardrobes and access to the ensuite shower room. The ensuite has a fitted shower cubicle with integral chrome fitment, low level WC and pedestal wash hand basin. The family bathroom incorporates a panel bath, chrome mixer tap with shower attachment, pedestal wash hand basin, low level WC and shaver point.

Externally to the frontage is a tarmac driveway, gated access to the side with timber shed having power and outside water tap. The rear garden is tiered, with a patio area to the lower tier, steps to the an upper lawned tier with cast iron railing, raised beds with sleepers, fenced boundary and timber shed.

A viewing is highly recommended to appreciate this homes convenient location, plot size and spacious layout.

Situation

This property is ideally located within walking distance of the town centre and also within the catchment for all Leek Schools. Many country walks along the Mount and surrounding countryside are also on your doorstep. Conveniently positioned for commuting to Ashbourne, Buxton, The Potteries, Macclesfield and Manchester.



Entrance Hallway

Composite style double glazed door to the front elevation, radiator, stairs to the first floor, understairs storage, cloakroom off.

Cloakroom

Pedestal wash hand basin, low level WC, radiator, tiled splashbacks, extractor.

Kitchen/Diner 18' 6" x 8' 5" (5.64m x 2.56m)

Range of fitted units to the base and eye level, integral slim line dishwasher, electric hob, extractor, electric fan assisted oven, stainless steel sink, space for a free standing fridge freezer, plumbing for a washing machine, tiled splashbacks, composite style double glazed door to the side, space for a dining table and chairs, Upvc double glazed bay window to the front, Upvc double glazed window to the side.

Living Room 15' 5" x 10' 6" (4.71m x 3.21m)

Two radiators, Upvc double glazed window to the rear elevation, Upvc double glazed patio doors providing access to the conservatory.

Conservatory 13' 0" x 9' 5" (3.95m x 2.88m)

Upvc double glazed units, Upvc double glazed patio doors to the rear garden, underfloor heating, light and power.

First Floor

Landing

Airing cupboard housing immersion heated tank, loft access. Loft has a built in ladder and is boarded.

Bedroom One 12' 4" x 10' 3" (3.76m x 3.12m) max measurements

Upvc double glazed bay window to the frontage, radiator, fitted wardrobe, access to the ensuite.

Ensuite

Shower cubicle with chrome fitment, pedestal wash hand basin, low level WC, partly tiled, Upvc double glazed window to the frontage, chrome heated ladder radiator, extractor.

Bedroom Two 10' 11" x 8' 7" (3.33m x 2.62m)

Upvc double glazed window to the rear elevation, radiator.

Bedroom Three 10' 11" x 6' 7" (3.32m x 2.00m)

Upvc double glazed window to the rear, radiator.

Bathroom 6' 5" x 5' 6" (1.96m x 1.68m)

Panel bath with chrome mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level WC, partly tiled, electric shaver point, Upvc double glazed window to the side elevation.

Externally

To the frontage is a tarmac/adam/block paved driveway. To the side is a water tap, timber shed with power, gated access to the rear. The rear is laid to lawn, patio, stepped access, cast iron railings, fenced boundary, raised beds with sleepers, timber shed.



Note:
Council Tax Band: C

EPC Rating:

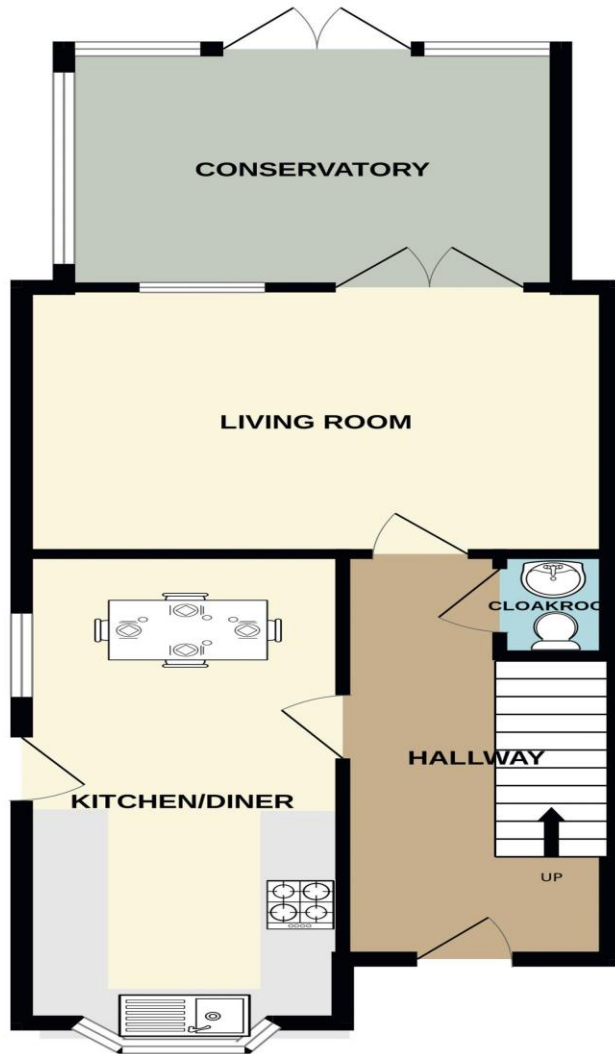
Tenure: believed to be Freehold



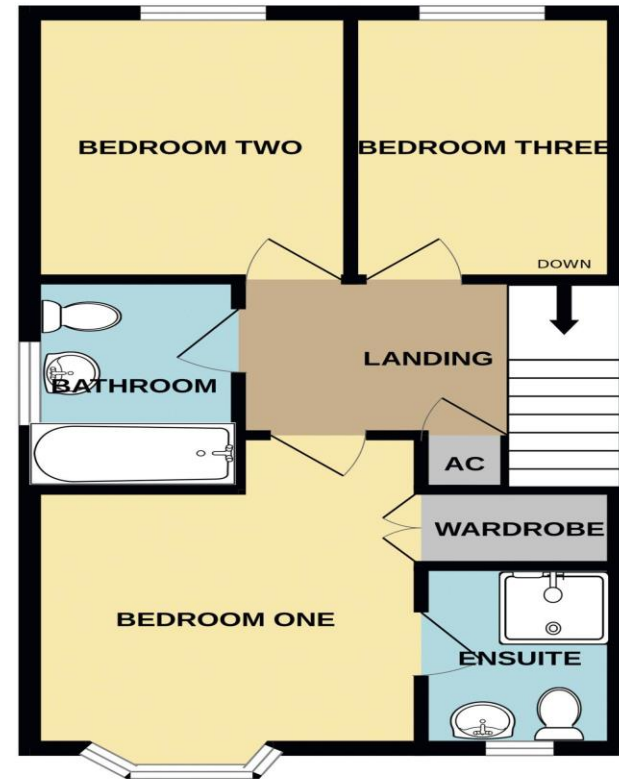




GROUND FLOOR



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 out of the town on the A523 Ashbourne Road. Follow this road taking the sixth turning left into Lyndale Close, where the property is identifiable by a Whittaker & Biggs 'For Sale' board.

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