



Fernwood Drive, Leek, ST13 8JD.
Offers in the Region Of £235,000

Whittaker ^{Est. 1930}
& Biggs

Fernwood Drive, Leek, ST13 8JD

This two bedroom bungalow is located within a quiet residential road in the ever popular West End of town and is a great example of single storey living! You're welcomed into the property via the entrance hall which has a useful storage cupboard and access to the 15ft living room.

To the frontage there is an attractive bay window and a feature gas fire with marble effect hearth and surround. Adjacent to the living room is the kitchen complete with a good range of units to the base and eye level, integral ceramic hob, integral oven and space and plumbing for a washing machine. A rear hallway with access to the back garden has space for a fridge freezer.

Moving through to the centre hallway there are two further storage cupboards and two well-proportioned bedrooms both benefitting from the having built in wardrobes. A large shower enclosure with grab handles can be found in the shower room, along with a pedestal wash hand basin, low level WC and is fully tiled.

Externally, the rear garden is mainly laid to lawn with a flagged area and well stocked borders. To the frontage there is a block paved drive, area laid to lawn and a garage with an electric roller door.

Selling with NO CHAIN, a viewing of this property is highly recommended to appreciate the rear garden, private driveway and quiet location.

Situation

This bungalow is situated in the ever popular West End of the town being close to supermarkets, local bus route and of course being within the catchment for the sought after Westwood Schools. Ladderedge Country Park is also on your doorstep offering many countryside walks.



Entrance Hall 7' 3" x 2' 11" (2.20m x 0.90m)

UPVC double glazed door to the frontage, radiator, storage cupboard.

Living Room 15' 3" x 12' 6" (4.65m x 3.80m) max measurement

UPVC double glazed bay window to the frontage, radiator, gas fire, marble effect hearth and surround, wood effect mantle.

Kitchen 10' 10" x 8' 2" (3.30m x 2.48m)

UPVC double glazed window to the rear, range of units to the base and eye level, radiator, ceramic hob, ceramic sink and drainer, chrome mixer tap, integral oven, oven grill, space and plumbing for a washing machine, fully tiled, wall mounted Glo-Worm combi boiler.

Rear Hallway 6' 9" x 2' 11" (2.06m x 0.89m)

UPVC double glazed door to the rear, space for a fridge freezer, grab handles.

Internal Hallway 0' 0" x 1' 0" (0m x 0.30m)

2 x storage cupboards.

Shower Room 8' 2" x 5' 6" (2.48m x 1.68m) Max measurement

UPVC double glazed window to the rear, shower enclosure, grab handles, chrome wall mounted taps, shower attachment, pedestal wash hand basin, chrome taps, low level WC, fully tiled, radiator.

Bedroom One 12' 4" x 12' 3" (3.76m x 3.74m) Max measurement

UPVC double glazed window to the frontage, radiator, storage cupboards.

Bedroom Two 11' 4" x 8' 3" (3.45m x 2.51m)

UPVC double glazed window to the rear, radiator, storage cupboard.

Externally

To the frontage, block paved drive, area laid to lawn, garage. To the rear, area laid to lawn, gravelled area, flagged area, well stocked borders, 2 x fence boundaries, 1 wall boundary.

Garage

Pedestrian door to the rear, electric roller door.



Note:
Council Tax Band: C

EPC Rating: E

Tenure: believed to be Freehold





GROUND 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 to into Haywood Street, at the traffic lights continue straight ahead, at the mini roundabout adjacent to Morrisons supermarket continue straight ahead into the A53 Newcastle Road, follow this road taking the third turning right into Wallbridge Drive and take the first turning left into Fernwood Drive. Follow this road for a short distance where the property is located on the left hand side, clearly identified by Whittaker & Biggs 'For Sale' board.

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