



Abbotts Road, Leek, ST13 6EZ.
Offers in the Region Of £220,000

Est. 1930
**Whittaker
& Biggs**

Abbotts Road, Leek, ST13 6EZ.

This two bedroom detached bungalow is nestled on a substantial plot in an elevated position and internally has a spacious layout throughout. The property has been re-plastered and in parts re-carpeted to a neutral decor throughout.

The property boasts a 20ft open plan living/dining room, with ample room for substantial living and dining room furniture. A 16ft garage has an electric up and over door, toilet, storage and pedestrian access into the rear garden. To the frontage is a lawned garden with well stocked borders, driveway to the front and side and low maintenance garden to the rear.

You're welcomed into the property via the kitchen, having a good range of units to the base level. The living/dining room is a light and airy space, with bay window to the frontage and two double bedrooms, with bedroom one having a built in wardrobe.

The bathroom has both a panel bath, shower cubicle and airing cupboard, housing the immersion heated tank. Warmed by a gas fired central heating boiler and being Upvc double glazing, the property is offered with NO CHAIN and a viewing is highly recommended.

Situation

Situated just on the outskirts of the town centre, but within easy walking distance of local amenities and schools. Brough Park Leisure Centre is only a short distance away, which provides nice walks and various leisure facilities.



Kitchen 10' 11" x 10' 4" (3.34m x 3.15m)

UPVC double glazed stable door, range of fitted units to the base level, plumbing for washing machine, stainless steel sink unit with drainer, gas cooker point, radiator, tiled splashbacks, cupboard housing shelving and Valliant gas fired boiler, space for freestanding fridge.

Living/Dining Room 13' 4" x 20' 1" (4.06m x 6.12m)

UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, two radiators, electric fireplace set in a tiled hearth.

Inner Hallway**Bedroom One** 13' 5" x 13' 4" (4.10m x 4.06m)

(Maximum Measurement)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 10' 11" x 13' 5" (3.34m x 4.08m)

UPVC double glazed window to the rear elevation, radiator, wardrobes.

Bathroom 11' 0" x 5' 10" (3.35m x 1.79m)

Panelled bath, lower level WC, pedestal wash hand basin, airing cupboard housing immersion heated tank, radiator, UPVC double glazed window to the rear elevation.

Shower Room

Shower enclosure with integral shower fitment.

Externally

To the front is blocked paved driveway, hedged and walled boundaries, paved walkway, area laid to lawn, well stocked borders. To the side is access to the Garage. The rear garden is paved, raised gravel beds, walled boundaries, gated access to the side of the property.

Garage 16' 11" x 9' 11" (5.15m x 3.02m)

Up and over electric door, water tap, space for dryer, window to the side elevation, power and light connected, door to the side elevation.



Note:
Council Tax Band: C

EPC Rating: D

Tenure: believed to be Freehold



GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.

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.
Made with Metropix ©2022



Directions

From our Derby Street, Leek, offices proceed along Ball Haye Street, at the traffic lights turn right on to the A53 Buxton Road. Follow this road passing the Waitrose supermarket on the left hand side and take the fifth left into Abbotts Road. Follow this road for a short distance where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are 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.

45-49 Derby Street

Leek

Staffordshire

ST13 6HU

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
Whittaker & Biggs