



Compton Mews, Leek, Staffordshire, ST13 5DE.  
Offers in the Region Of £265,000

Whittaker Est. 1930  
& Biggs

# Compton Mews, Leek, ST13 5DE.

"This delightful two bedroom detached bungalow is conveniently situated within walking distance of the town centre. The property is located within a quiet cul de sac location, has low maintenance gardens to the front and rear and has two allocated parking spaces to the frontage.

You're welcomed into this home via the hallway, which has a useful storage cupboard. The dining-kitchen is well equipped having a four ring gas hob, extractor, electric oven, space for a washing machine, dryer and free standing fridge/freezer. The 15ft living room has living flame gas fire and patio doors to the rear garden. Bedroom one is located to the rear of the property and has fitted wardrobes, overhead storage, bedside tables and a dressing table. The shower room has a double walk-in cubicle, wash hand basin and WC. Bedroom two is located to the front of the property and has two built in storage cupboards.

Externally to the frontage is a paved and gravel area, cast iron railings and gated access to the side, with outside water tap. To the rear is an enclosed garden, with fenced and walled boundary, it is paved with flagged and block paving."

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes position and quality of the accommodation.

NOTE: The property is believed to be Freehold and a maintenance charge of approximately £420 per year is payable.

## Situation

Compton Mews is a short walk away from the busy market town of Leek, which boasts many traditional shops and Public Houses. Morrisons Supermarket is also within easy reach together with local schools.



### Entrance Hallway

Composite double glazed door to the front elevation, radiator, loft access, storage cupboard off.

### Dining Kitchen 15' 7" x 7' 4" (4.74m into bay x 2.24m)

Range of fitted units to the base and eye level, stainless steel four ring gas hob, electric oven, extractor above, plumbing for washing machine, space for tumble dryer, space for freestanding fridge/freezer, stainless steel sink unit with mixer tap and drainer, partly tiled, radiator, UPVC double glazed bay window to the front elevation, inset downlights.

### Living Room 15' 9" x 9' 9" (4.81m x 2.97m)

Wood double glazed patio doors to the rear elevation, Living Flame gas fire set on marble effect hearth, surround and wood mantle. Two radiators.

### Bedroom One 11' 11" x 9' 0" (3.64m x 2.74m)

UPVC double glazed window to the rear elevation, radiator, built in bedside tables, wardrobes, dressing table, overhead storage.

### Shower Room 8' 0" x 5' 9" (2.44m x 1.75m)

Pedestal wash hand basin, lower level WC, double shower cubicle with chrome fitment, heated towel radiator, UPVC double glazed window to the side elevation, partly tiled, storage cupboard.

### Bedroom Two 9' 9" x 7' 5" (2.96m x 2.27m)

UPVC double glazed window to the front elevation, radiator, two built in cupboards.

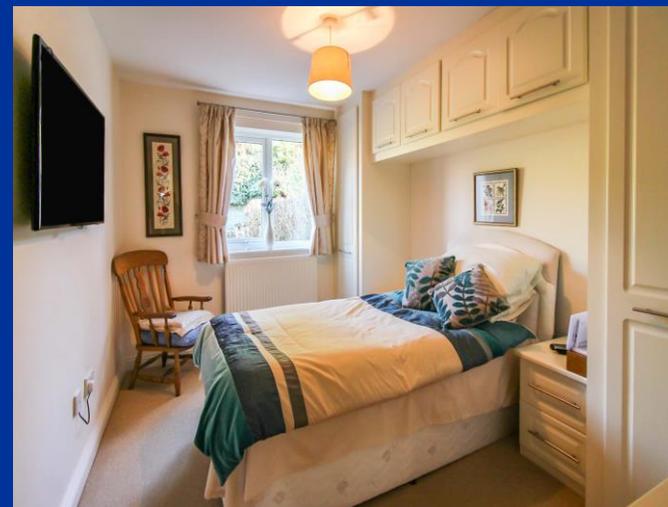
### Outside

To the front is gravelled area, paved area, cast iron fencing, wood fencing, courtesy lighting, two allocated parking spaces. To the rear is blocked paved patio area, fenced and walled boundaries, well stocked borders. To the side is a pathway with outside water tap and gated access.

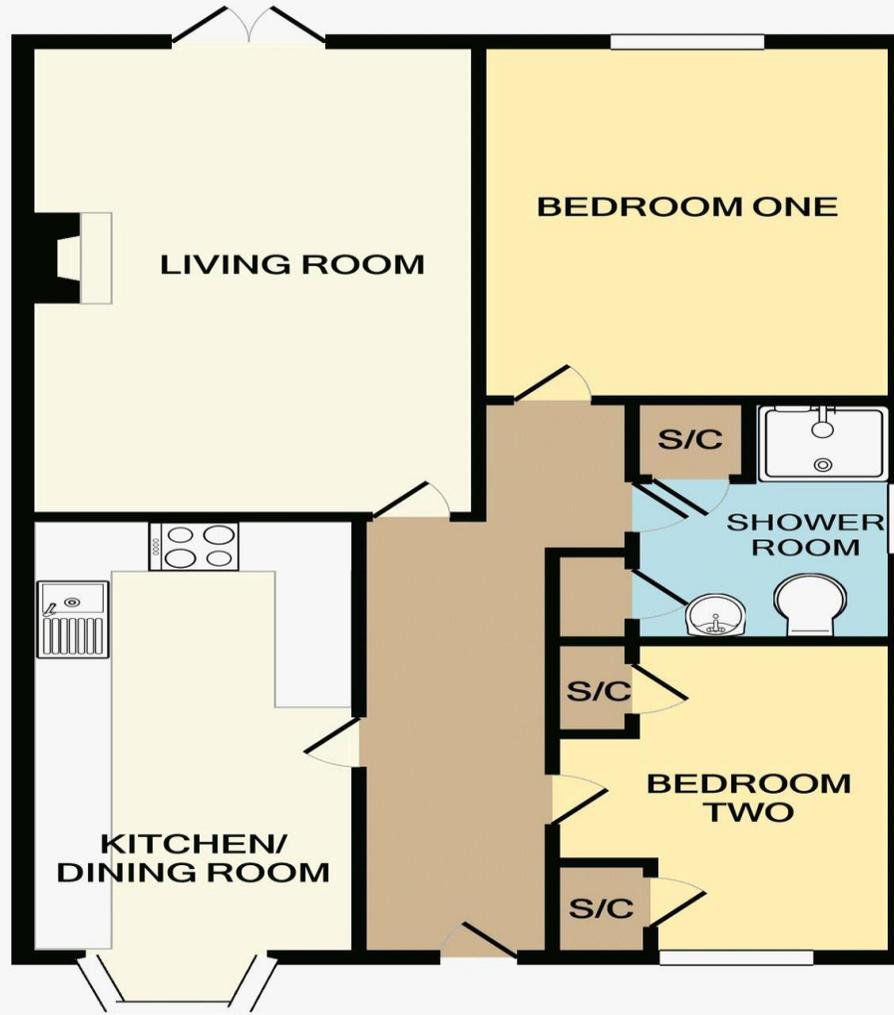
Note:

Council Tax Band: C

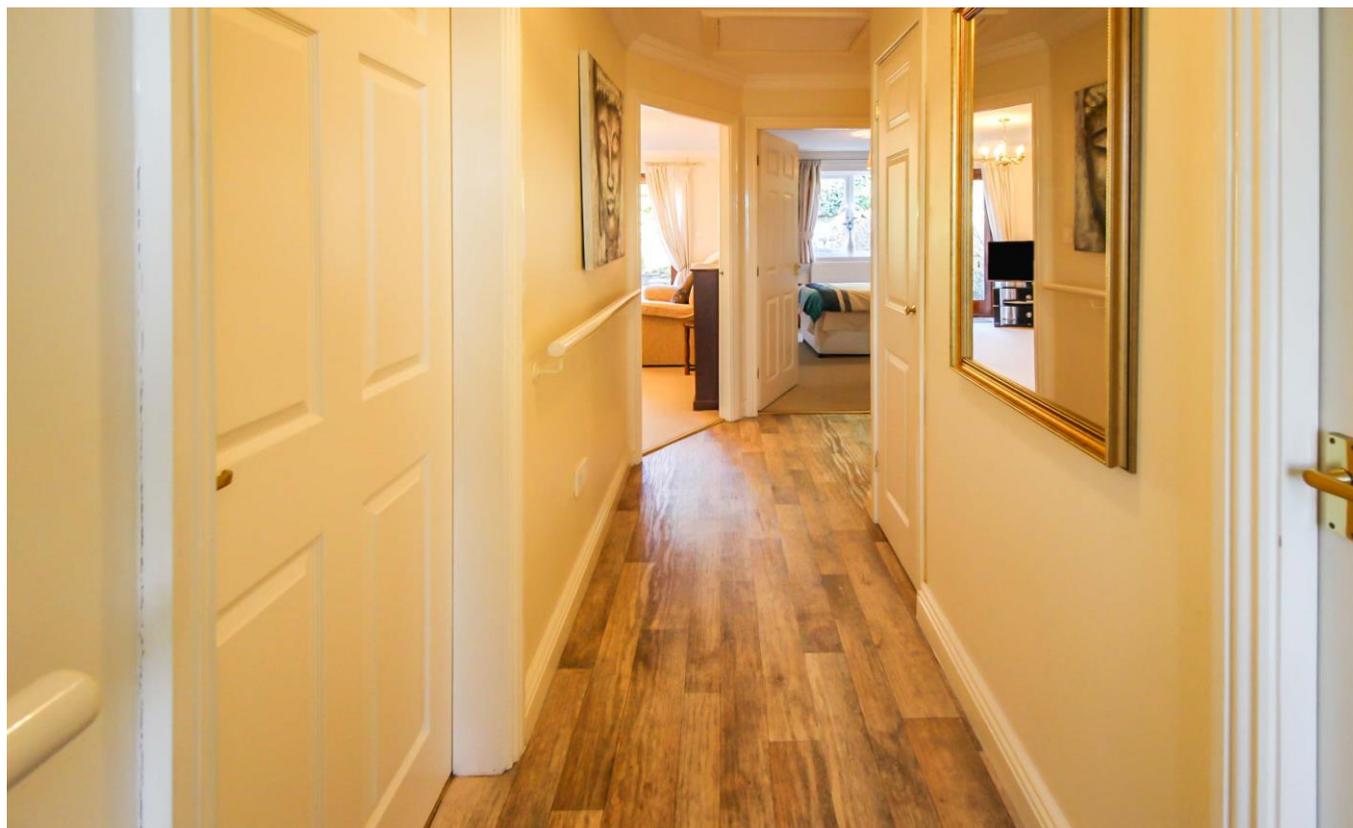
EPC Rating: TBC







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 office proceed along Haywood Street to the traffic lights and take left onto Compton. Take the second left onto Southbank Street and the first left turning into Compton Mews and the property is situated on the right hand side, identifiable by the 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.

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