



Bourne Place, Leek, ST13 8LS.  
Offers in Excess of £215,000

Est. 1930  
**Whittaker  
& Biggs**

# Bourne Place, Leek, ST13 8LS.

A three bedroom semi detached home situated to the West end of town with lots of potential having views over the surrounding countryside and within close proximity to various country walks, schools, public houses and public transport. You are welcomed into the property via the hallway giving access to the whole home and door leading to the gardens. The open plan living/ dining rooms boasts a bay fronted window, feature gas fire and ample room for living and dining furniture. Within the kitchen is a range of units to the base and eye level, four ring gas hob, double electric oven, plumbing for a washing machine and stainless steel sink. To the first floor are three well proportioned bedrooms with bedroom one and two having fitted wardrobes. Within the family bathroom is a panelled bath with shower handle, WC and pedestal wash hand basin. Externally comprises of a tarmacadam driveway to the frontage alongside a stone slab patio with hedged boards. The rear garden is mainly laid to lawn with a stone slab patio, the garden benefits from mature trees, plants and shrubs in addition to extended views over Leek. In addition to a large garage. A viewing is highly recommended to appreciate the size, location and potential of this property.

## Situation

Bourne Place is ideally positioned to the West End of the town, having the Rudyard track just situated a short walk away, providing various country walks. The busy market town of Leek is also a short distance away, together with being within easy walking distance of all the sort after Westwood schools.



## Entrance Hallway

Wooden glazed door and two glazed windows to the front elevation, stairs to the first floor, under stair storage, radiator, wooden glazed door to the side elevation.

## Living Room / Dining Room 23' 3" x 11' 4" (7.09m x 3.46m)

Living Room: UPVC double glazed bay window to the front elevation, gas fire, marble hearth, marble surround, wooden mantle, radiator, cornicing. Dining Area: UPVC double glazed window to the rear elevation, radiator, cornicing.

## Kitchen 7' 10" x 9' 11" (2.4m x 3.02m)

Aluminum frame window to the rear elevation, units to the base and eye level, four ring gas hob, extractor fan, double electric oven/grill, one and a half stainless steel sink with drainer, chrome mixer tap, plumbing for a washing machine, space for a free standing fridge freezer.

## First Floor

### Landing

Wooden glazed window to the side elevation.

### Bedroom One 13' 2" x 11' 4" (4.02m x 3.46m)

UPVC double glazed bay window to the front elevation, radiator, fitted wardrobes and dressing table.

### Bedroom Two 10' 8" x 9' 11" (3.24m x 3.01m)

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

### Bedroom Three 7' 4" x 7' 5" (2.247m x 2.25m)

UPVC double glazed window to the rear elevation, radiator.

## Bathroom

UPVC double glazed window to the front elevation, panelled bath, with shower handle, lower level WC, pedestal wash hand basin, storage cupboard.

## Externally

To the frontage, tarmac driveway, stone slap patio, mature plants, trees and shrubs. To the rear, stone slab walkway and patio, area laid to lawn, hedged boundaries.

## Garage

Up and over door to the front elevation, UPVC double glazed window to the side elevation, light connected.



Note:  
Council Tax Band: C

EPC Rating:

Tenure: believed to be Freehold

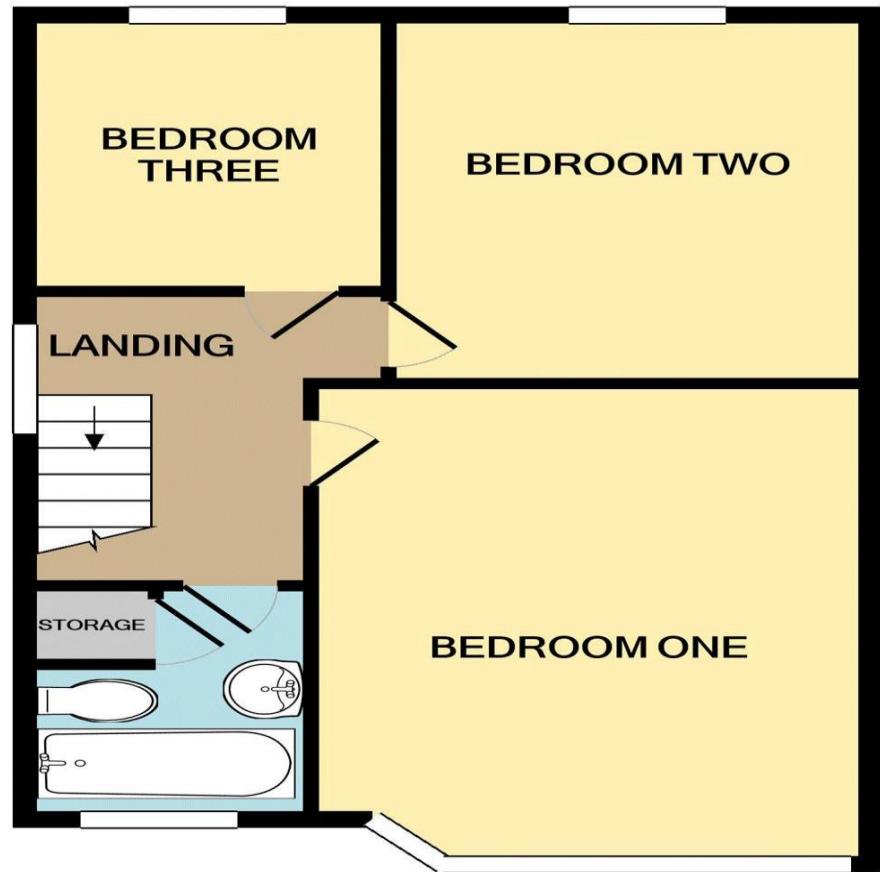








GROUND FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 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 office proceed along Ball Haye Street at the traffic lights turn left into Stockwell Street follow this road passing the old church and as the road forks take the left hand fork into West Street, continue along this road passing St Edwards School Academy on the left hand side and take the turning right into Westwood Heath Road, follow this road on to Oakwood Road then turn left onto Bourne Place where the property is located on the left hand side.

**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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