



Hayes Close, Leek, ST13 6DF.
£200,000

Whittaker Est. 1930
& Biggs

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An excellent opportunity to acquire a two bedroom three reception room bungalow. This property is well presented throughout and is perfect for downsizing. You are welcomed into the home through the hallway, and into the stunning kitchen with four ring electric hob, fan assisted oven, integral dishwasher, integral fridge and freezer. The utility has plumbing for a washing machine, space for a dryer and door leading to the garden. The home offers three reception rooms, sizeable dining room, uPVC conservatory with power and patio doors to the side and living room with electric fire. The home has two double bedrooms, bedroom one having fitted wardrobes. The modern shower room comprises of lower level WC, vanity sink and corner shower. Externally the home has an impressive garden that has recently been landscaped with raised beds, slate chippings and stone slab patio. To the frontage the property has off road parking alongside a garden.

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.



Hallway

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

Kitchen 13' 3" x 15' 6" (4.05m x 4.72m)

Tiled flooring, integral fridge and freezer, integral dishwasher, fan assisted oven and grill, a range of fitted units to the base and eye level, BOCSH four ring electric hob, one and a half sink, chrome mixer tap, tiled splash back, uPVC double glazed window to the side elevation.

Dining Room 8' 5" x 14' 11" (2.57m x 4.54m)

UPVC double glazed window to the side elevation, radiator.

Utility 5' 5" x 5' 0" (1.65m x 1.52m)

Plumbing for a washing machine, space for a dryer, uPVC double glazed door to the rear elevation, Boiler.

Living Room 11' 11" x 15' 6" (3.62m x 4.72m)

UPVC double glazed window to the rear elevation, uPVC double glazed patio doors to the side elevation, radiator, electric fire.

Conservatory 9' 7" x 10' 4" (2.92m x 3.14m)

UPVC double glazed construction, uPVC double glazed patio doors the front elevation, power connected, wall mounted radiator.

Bedroom One 9' 11" x 11' 2" (3.01m x 3.41m)

UPVC double glazed window to the side elevation, radiator, fitted wardrobes.

Bedroom Two 9' 11" x 9' 7" (3.01m x 2.91m)

UPVC double glazed window to the side elevation, radiator.

Shower Room

Tiled floor, tiled surround, lower level WC, vanity sink, corner shower, chrome ladder radiator, uPVC double glazed window to the rear elevation.

Externally

To the front, tarmacadam drive way, mature plants and shrubs. To the rear, stone slab patio, area laid to slate chipping, raised beds, fenced boundaries, wooden shed, mature plants and shrubs.

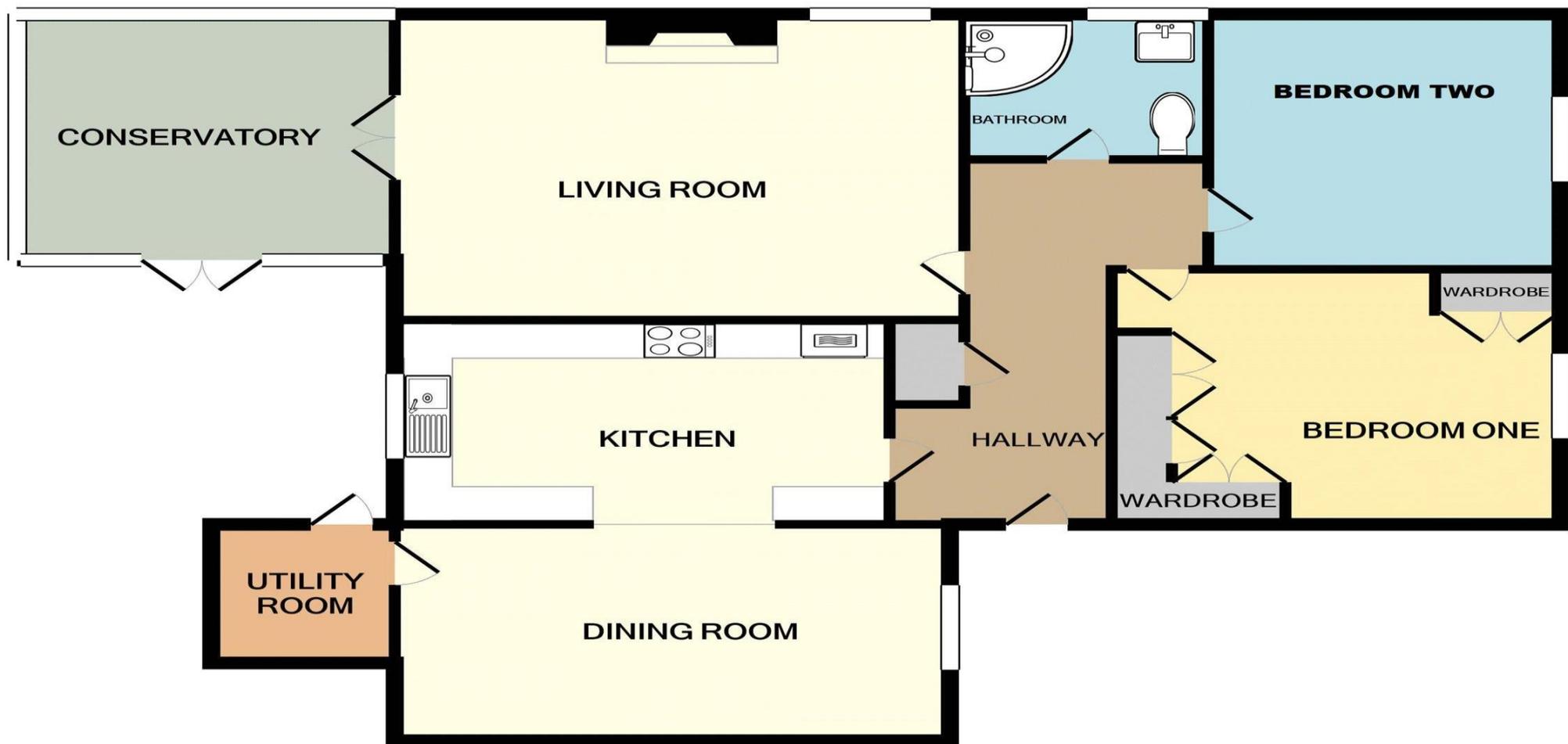


Note:
Council Tax Band: C

EPC Rating:

Tenure: believed to be Freehold





TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.7 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, offices proceed along Ball Haye Street, at the traffic lights turn right on to the A53 Buxton Road. Follow this road and take the second left into Prince Street. Follow this road for a short distance and turn right on to Hayes Close, where the property is situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board

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