



Gordon Close, Leek, ST13 8NZ.  
OIRO £225,000

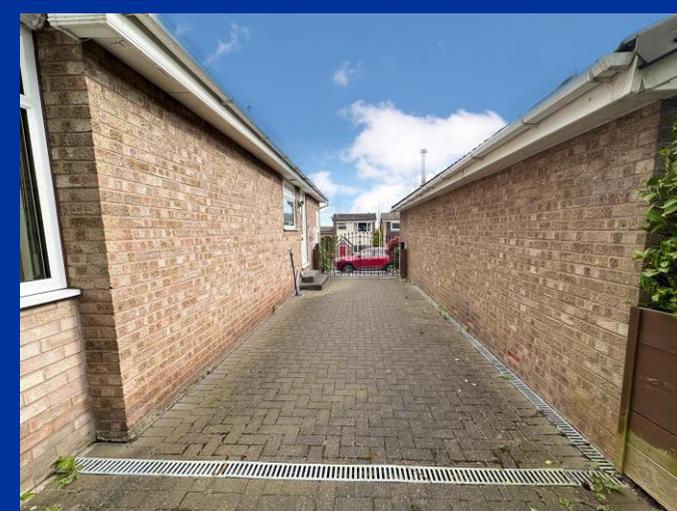
Whittaker <sup>Est. 1930</sup>  
& Biggs

## Gordon Close, Leek, ST13 8NZ.

This two-bedroom detached bungalow is nestled on a substantial plot in a quiet cul de sac location, in the West End of town. The property boasts an impressive driveway to the front, side, with detached garage and low maintenance gardens. The property is in need of cosmetic updating, but has a well-equipped kitchen, bathroom and the addition of a conservatory to the rear. You're welcomed into the property via the hallway with useful storage cupboard off. The kitchen has a range of fitted units to the base and eye level, integral microwave, oven, gas hob with extractor, stainless steel sink, space for a free-standing fridge/freezer and gas fired boiler. The living room has a feature fireplace and bay fronted window. An inner hallway has a cupboard which houses an immersion heated tank. Bedroom two provides access to the Upvc double glazed conservatory, which is located to the rear and has patio doors. The bathroom comprises of a p-shaped bath with electric shower over, low level WC and pedestal wash hand basin. Externally to the frontage is a block paved driveway with gated access to the side, area laid to paving with hedged boundary. To the side is a continuation of the block paved driveway, which provides access to the detached garage, with bi-fold door and light. To the rear is a paved rear garden with walled and hedged boundary. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, plot and further potential.

### Situation

This home is set in an elevated position offering views over the surrounding countryside. Situated to the West End of town, just a short walk away from Woodcroft First School and St. Edwards Academy. The busy market town of Leek is only a short distance away.



### Hallway

Upvc double glazed door to the side, storage cupboard, radiator.

### Kitchen 8' 4" x 7' 9" (2.54m x 2.37m)

Range of fitted units to the base and eye level, four ring gas hob, extractor, stainless steel sink, mixer tap, space for free standing fridge/freezer, integral microwave, integral oven, Upvc double glazed window to the front, tiled splash backs, space for a washing machine.

### Living Room 16' 1" x 9' 10" (4.89m x 3.00m)

Upvc double glazed bay window to the front, radiator, composite style fire surround, living flame gas fire.

### Inner Hallway

Cupboard housing immersion heated tank.

### Bedroom One 13' 1" x 9' 10" (3.98m x 3.00m)

Radiator, Upvc double glazed window to the rear.

### Bedroom Two 10' 0" x 8' 6" (3.05m x 2.58m)

Radiator, Upvc double glazed patio doors to conservatory.

### Conservatory 9' 9" x 8' 0" (2.98m x 2.45m)

Upvc double glazed construction, Upvc double glazed patio doors to the rear, radiator.

### Bathroom 6' 10" x 5' 5" (2.08m x 1.64m)

P-shaped panel bath, electric Triton shower over, pedestal wash hand basin, low level WC, heated towel rail, Upvc double glazed window to the side, tiled, loft access.

### Externally

Block paved driveway with gated access to the side, paved area, hedged boundary. To the side is a continuation of the block paved driveway, outside water tap. To the rear is the garage, paved patio, walled and fenced boundary.

### Garage

Bi-fold door, window to side, light.



Note:  
Council Tax Band: C

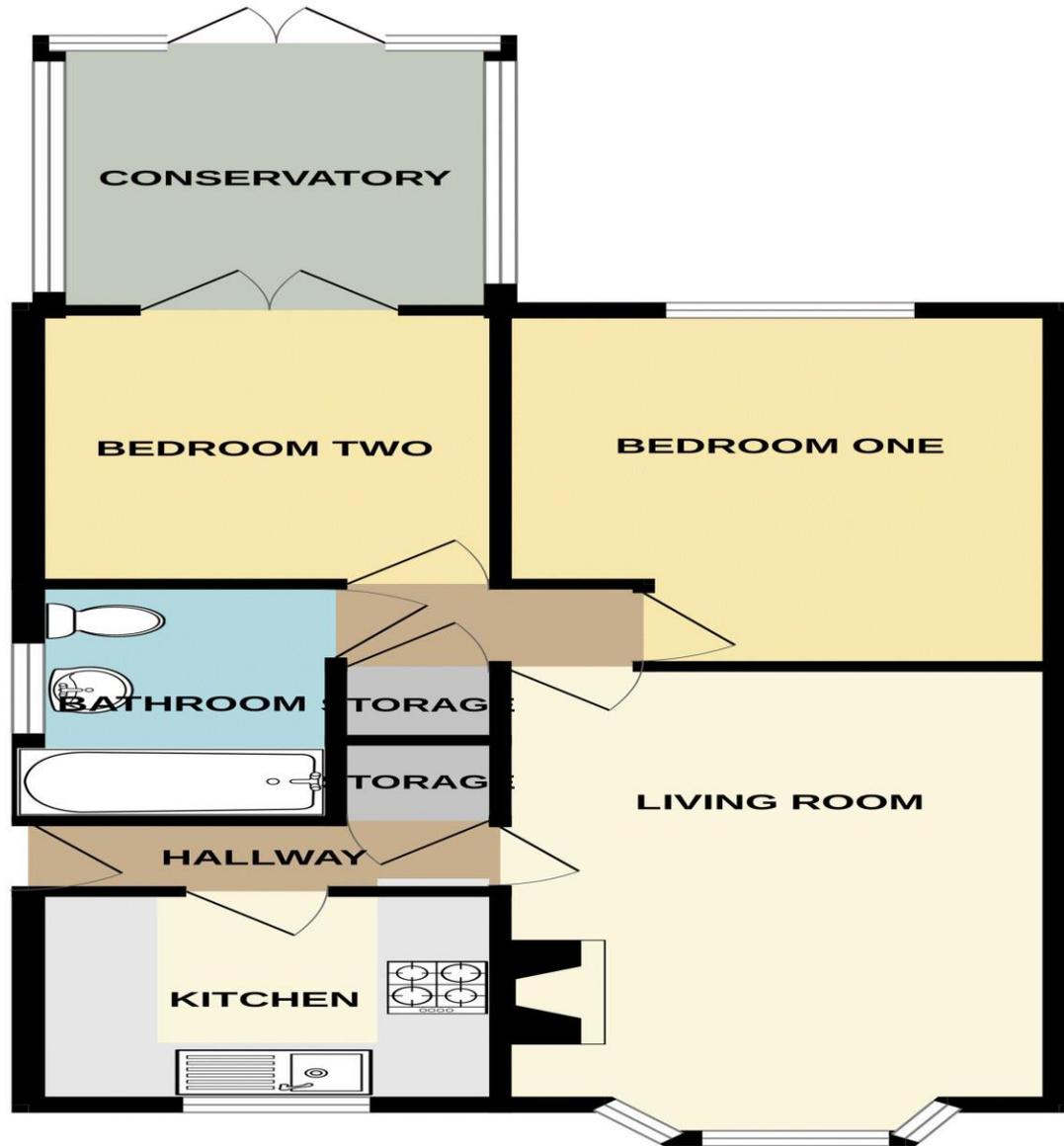
EPC Rating:

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.

## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, on reaching the traffic lights continue straight ahead into Broad Street. Continue along to the mini roundabout adjacent to Morrison's supermarket, proceed straight ahead on to the A53 Newcastle Road. Follow this road taking the third right into Wallbridge Drive continuing along this road taking the fourth turning left into Lorien Close and first turning right into Gordon Close, where the property is situated on the right hand side identifiable by a Whittaker & Biggs For Sale Board

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