



Melrose Place, Leek, ST13 8LY.  
£325,000

Whittaker & Biggs Est. 1930



## Melrose Place, Leek, ST13 8LY.

This beautifully presented three bedroom detached bungalow is nestled on a spacious plot, having driveway to the frontage, garage and gardens to the rear. The spacious layout comprises of an open plan living/dining room, contemporary kitchen, bathroom, conservatory, three sizable bedrooms and an large loft space. You're welcomed into this home via the porch then the hallway, with a useful storage cupboard off and beautiful Parquet flooring. The kitchen has a range of fitted units to the base and eye level, gas cooker, extractor, integral fridge and freezer plus a pantry. Access to the uPVC double glazed conservatory is via the kitchen and is equipped with plumbing for a washing machine in addition to power, light and provides views over the rear garden. An impressive living/dining room is a light and spacious with a gas fire, marble style hearth, surround and wooden mantle. Bedroom one, two and three is equipped with a generous built in wardrobes along with windows and radiators. Externally to the frontage is a tarmacadam driveway providing access to the garage, with up and over door, power and light. Access is available to the rear via the path and the rear garden is mainly laid to lawn with a two large stone patio and fenced borders. A viewing is highly recommended to appreciate this homes position, location, plot and quality.

### Situation

The property is situated to the West End of the busy market town of Leek. Set in a sizeable private plot and sought after Westwood Schools are all within easy walking distance.





**Entrance Porch** 2' 9" x 5' 2" (0.83m x 1.57m)

UPVC double glazed door and window to the front elevation, tiled flooring.

**Hallway**

Parquet flooring, radiator, cornicing, storage cupboard with Glow Worm Boiler and radiator, access to the loft.

**Living/ Dining Room** 20' 11" x 11' 11" (6.38m x 3.63m)

UPVC double glazed window to the front and rear elevation, two radiators, gas fire, marble hearth and wooden mantel, cornicing.

**Kitchen** 9' 11" x 8' 6" (3.03m x 2.59m)

Range of units to the base and eye level, tiled splash back, gas oven and grill, four ring gas hob, extractor fan above, integral fridge and freezer, one and a half stainless steel sink, chrome mixer tap, pantry, radiator, uPVC double glazed door and window to the rear elevation.

**Conservatory** 9' 1" x 9' 6" (2.78m x 2.89m)

UPVC double glazed window to the rear and both side elevation, uPVC double glazed door to the side elevation, plumbing for a washing machine, electric radiator, tiled floor, exposed brick.

**Bedroom One** 10' 11" x 10' 4" (3.32m x 3.15m)

UPVC double glazed window to the front elevation, radiator, cornicing, built in wardrobe.

**Bedroom Two** 11' 1" x 10' 5" (3.37m x 3.17m)

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

**Bedroom Three** 6' 1" x 8' 11" (1.86m x 2.71m)

UPVC double glazed window to the front elevation, cornicing, radiator, built in storage cupboard.

**WC**

Lower level WC, wall mounted sink, tiled surround, uPVC double glazed window to the rear elevation.

**Bathroom**

Panel bathtub electric shower overhead, pedestal wash hand basin, radiator, built in storage cupboard, tiled surround, uPVC double glazed window to the rear elevation.

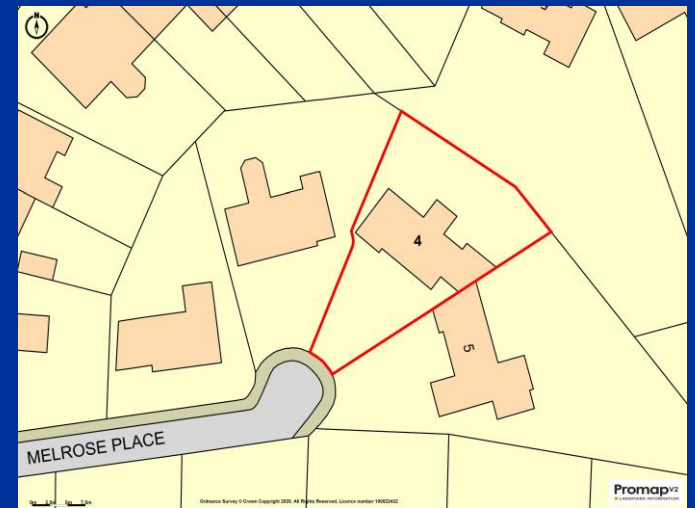
**Externally**

**Garage** 20' 4" x 15' 1" (6.21m x 4.59m)

Up and over door, uPVC double glazed window to the rear elevation, uPVC double glazed door to the side elevation, light and power connected.

**Outside**

To the front, tarmacadam drive way, two area laid to gravel, access to the garage and rear, mature plants and shrubs. To the rear, two stone patio areas, area laid to lawn, stone slab walk way, fenced boundaries, mature plants and shrubs,





Note:  
Council Tax Band: D

EPC Rating: E

Tenure: believed to be Freehold



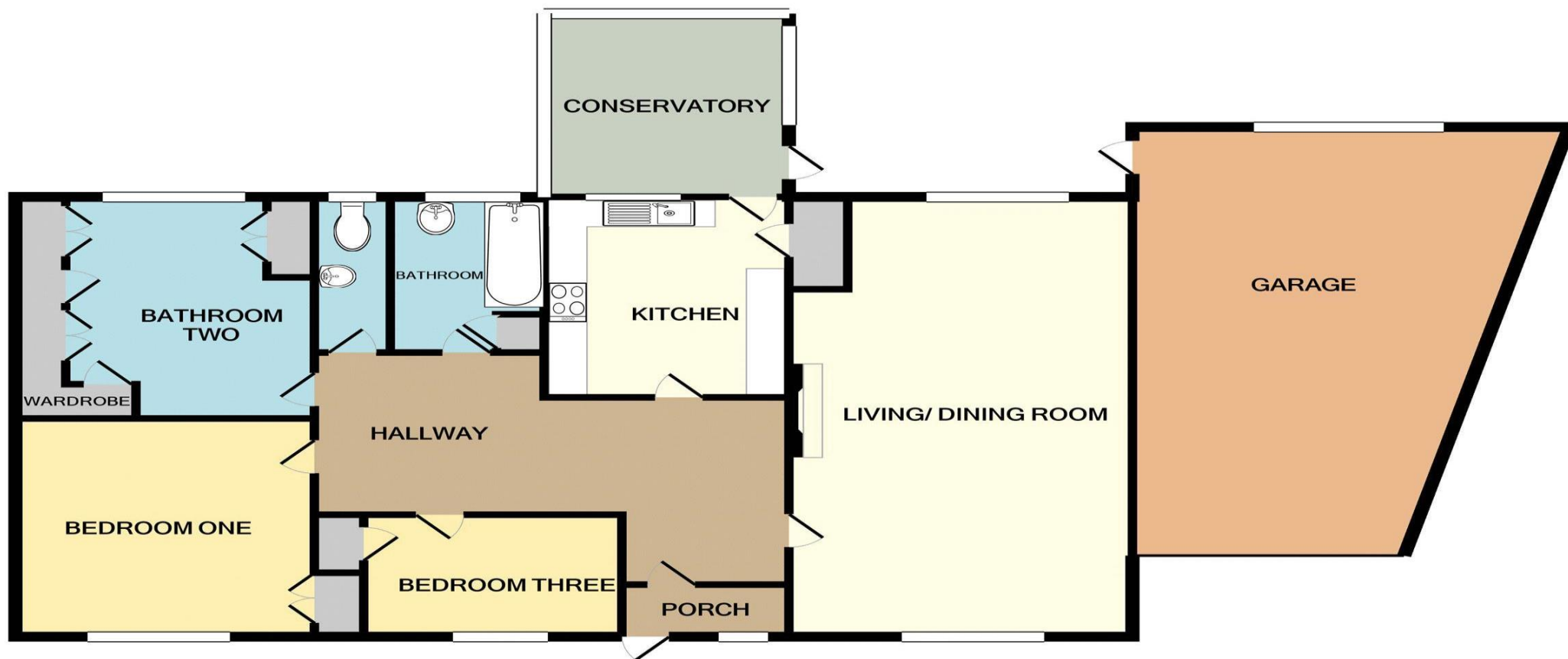






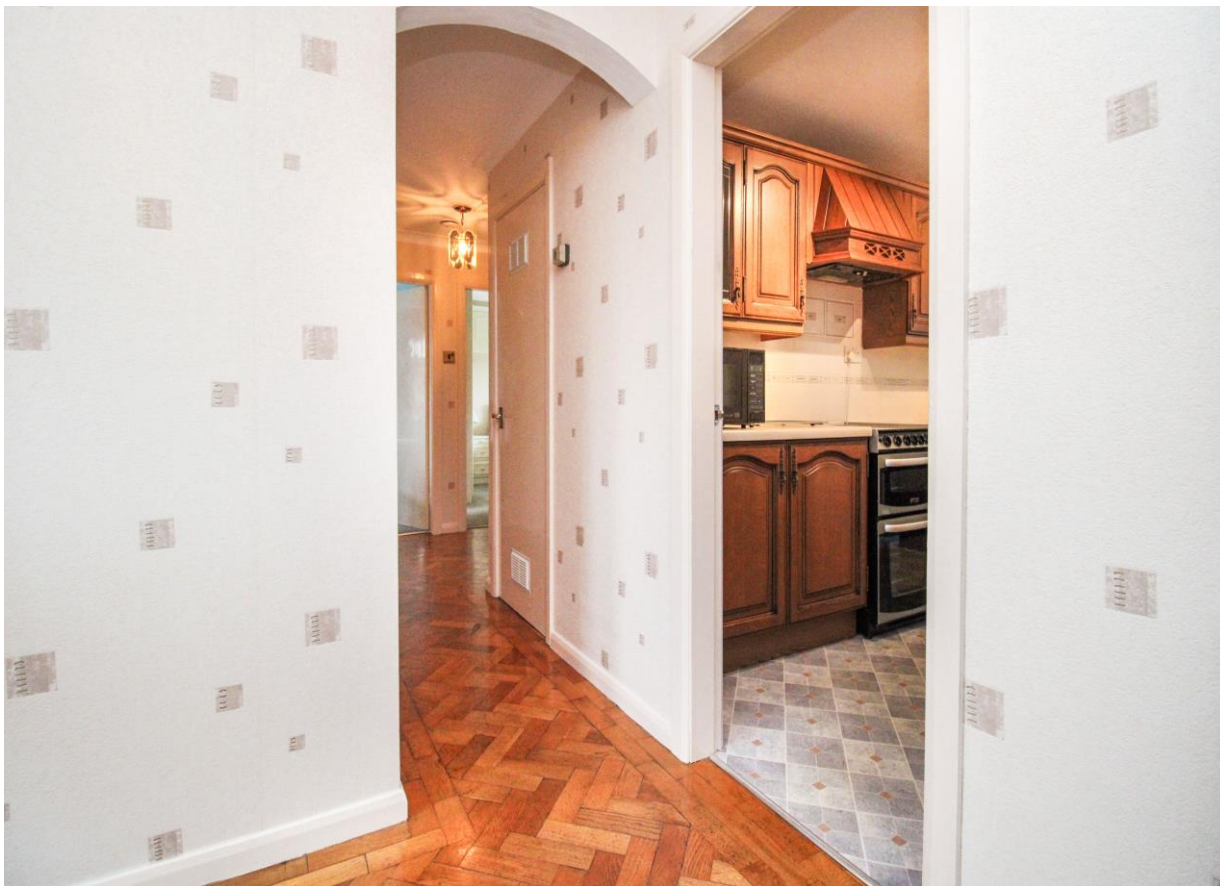






TOTAL APPROX. FLOOR AREA 1183 SQ.FT. (109.9 SQ.M.)

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 and at the traffic lights turn left into Stockwell Street. Follow this road passing the old church on the right hand side and as the road forks take the left hand fork into West Street. Follow this road for a short distance which then becomes Westwood Road passing the schools on either side and follow the road round to the right which is Westwood Heath Road. Continue along this road and follow the road left which leads onto Oakwood Road and then Westwood Park Avenue. Take the turning on the right into Melrose Place and the property is situated on the head of the Cul de sac.

**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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**Whittaker  
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