



Hillside Drive, Leek, ST13 8JQ.
Offers in the Region Of £240,000

Est. 1930
**Whittaker
& Biggs**

Hillside Drive, Leek, ST13 8JQ.

This well presented three bedroom link detached property has deceptively spacious split level accommodation and is located in the desirable West End of town. An ideal family home, with a spacious garden to the rear with spectacular views towards the countryside.

Accommodation in brief comprises of an entrance porch opening to the kitchen / dining room and offers units to the base and eye level, gas range cooker, extractor fan, stainless steel sink with drainer, plumbing for a washing machine, space for a free standing fridge freezer, ample room for a dining table with chairs and staircase to the living room. Within the 14ft living room is a feature fireplace and UPVC double glazed sliding door opening to the rear garden.

Three well proportioned bedrooms are located to the first floor along with a family bathroom suite having a panelled bath with shower over, lower level WC and pedestal wash hand basin.

Externally is a newly landscaped enclosed garden with a stone flagged patio area, area laid to lawn with fenced boundaries and a garden shed.

A viewing is highly recommended to appreciate the location, accommodation and positioning of this home.

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, offering many traditional shops, public houses, antique shops and supermarkets.



Porch

Composite door to the front elevation.

Kitchen / Dining Room 13' 10" x 14' 2" (4.21m x 4.33m)

UPVC double glazed window to the front elevation, range of fitted units to the base and eye level, stainless steel one and half bowl sink unit with drainer and mixer tap, extractor fan, cooker point, plumbing for washing machine, radiator, tiled splashbacks.

Living Room 11' 9" x 15' 0" (3.57m x 4.56m)

UPVC double glazed patio doors to the rear garden, two UPVC double glazed windows to the rear elevation, electric fireplace with wood surround and mantle, radiator.

Landing

UPVC double glazed window to the side elevation, storage cupboard.

Bedroom Two 12' 8" x 8' 8" (3.87m x 2.64m)

UPVC double glazed window to the front elevation, radiator.

Bathroom

UPVC double glazed window to the front elevation, lower level WC, pedestal wash hand basin, panelled bath with shower over, partly tiled.

Bedroom One 12' 2" x 8' 2" (3.71m x 2.49m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 8' 11" x 6' 5" (2.71m x 1.95m)

UPVC double glazed window to the rear elevation, radiator.

Outside

Externally to the front is tarmacadam driveway, outside water tap, fenced boundary, access to the Garage.

Garage

Up and over door, window to the rear elevation.

Rear Garden

Tiered garden with lawned areas and flagged patio area, bedding area, fenced boundaries.

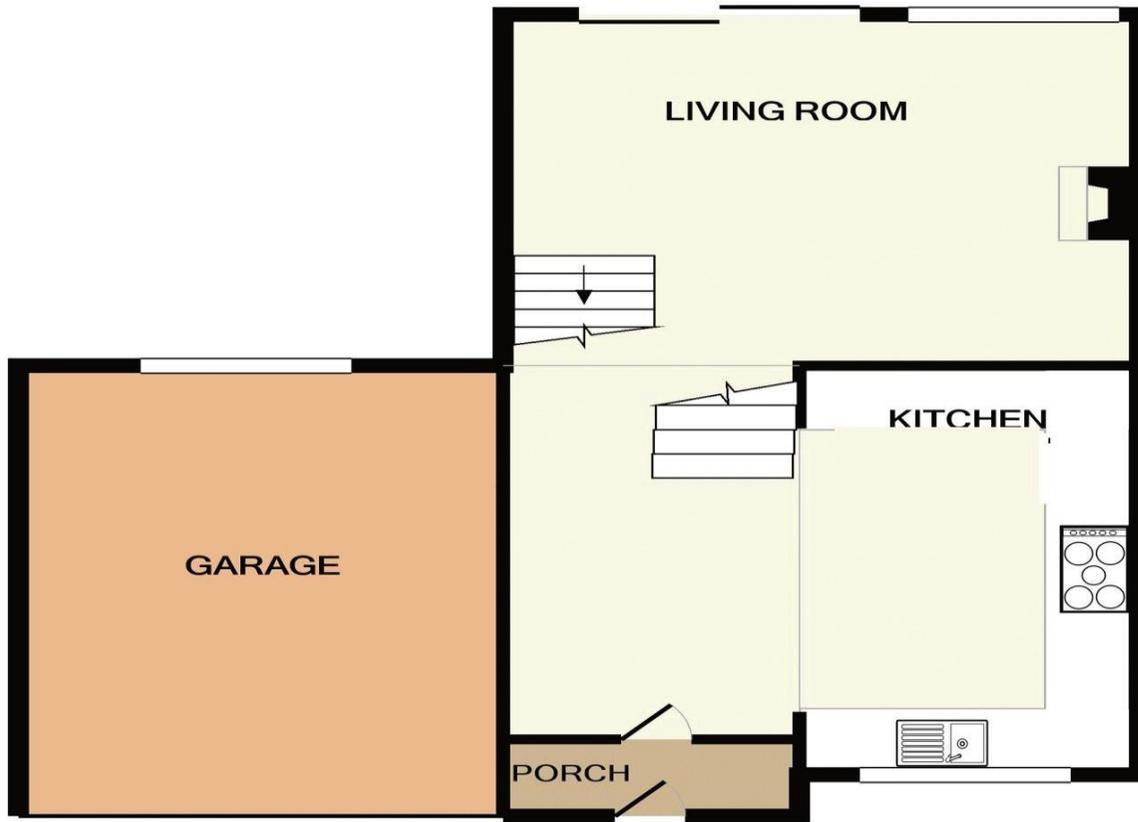


Note:
Council Tax Band: B

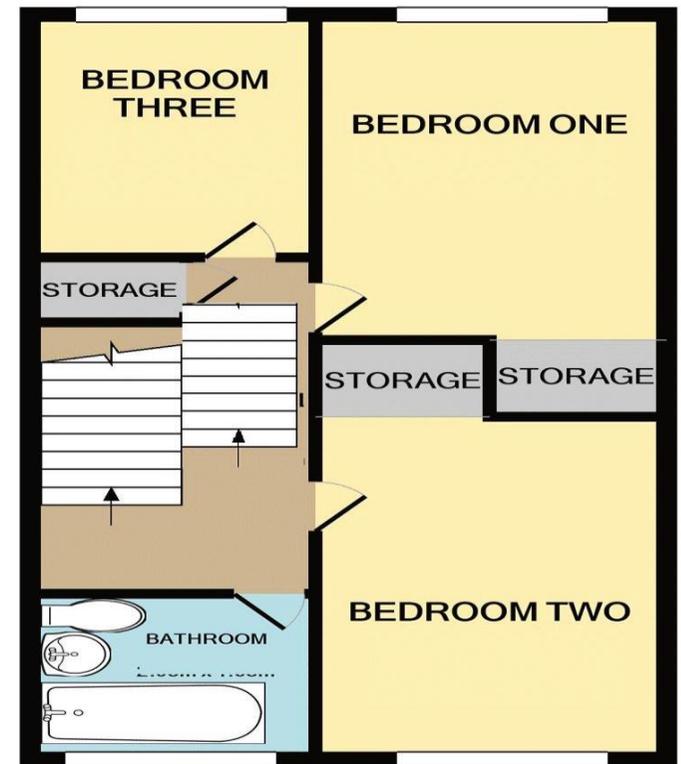
EPC Rating: TBC

Tenure: believed to be Freehold





GROUND FLOOR
APPROX. FLOOR
AREA 557 SQ.FT.
(51.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 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 Haywood Street and at the traffic lights proceed straight ahead into Broad Street. Continue along to the mini roundabout adjacent to Morrison's supermarket and continue straight ahead into the A53 Newcastle Road. Follow this road taking the third turning right into Wallbridge Drive continue along and take the first turning left into Fernwood Drive, follow this road as it bears to the right and take the first turning left into Hillside Drive where the property is situated on the right hand side, identifiable by a 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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