



Abbotts Road, Leek, ST13 6PD.
Offers in Excess of £175,000

Whittaker ^{Est. 1930}
& Biggs

Abbotts Road, Leek, ST13 6PD.

A spacious three bedroom semi detached family home boasting ample off road parking with an enclosed garden to the rear and patio to the side. Ideally situated within walking distance of the town centre and local schools and amenities.

Accommodation comprises of an entrance hallway leading to the kitchen / dining room. Within the kitchen / dining room are a range of units to the base and eye level, four ring gas hob, electric oven, stainless steel sink, integral fridge/freezer, pantry store cupboard and UPVC double glazed door to the side elevation. The living room completes the ground floor having a UPVC bay window to the frontage, gas fire and ample room for living furniture.

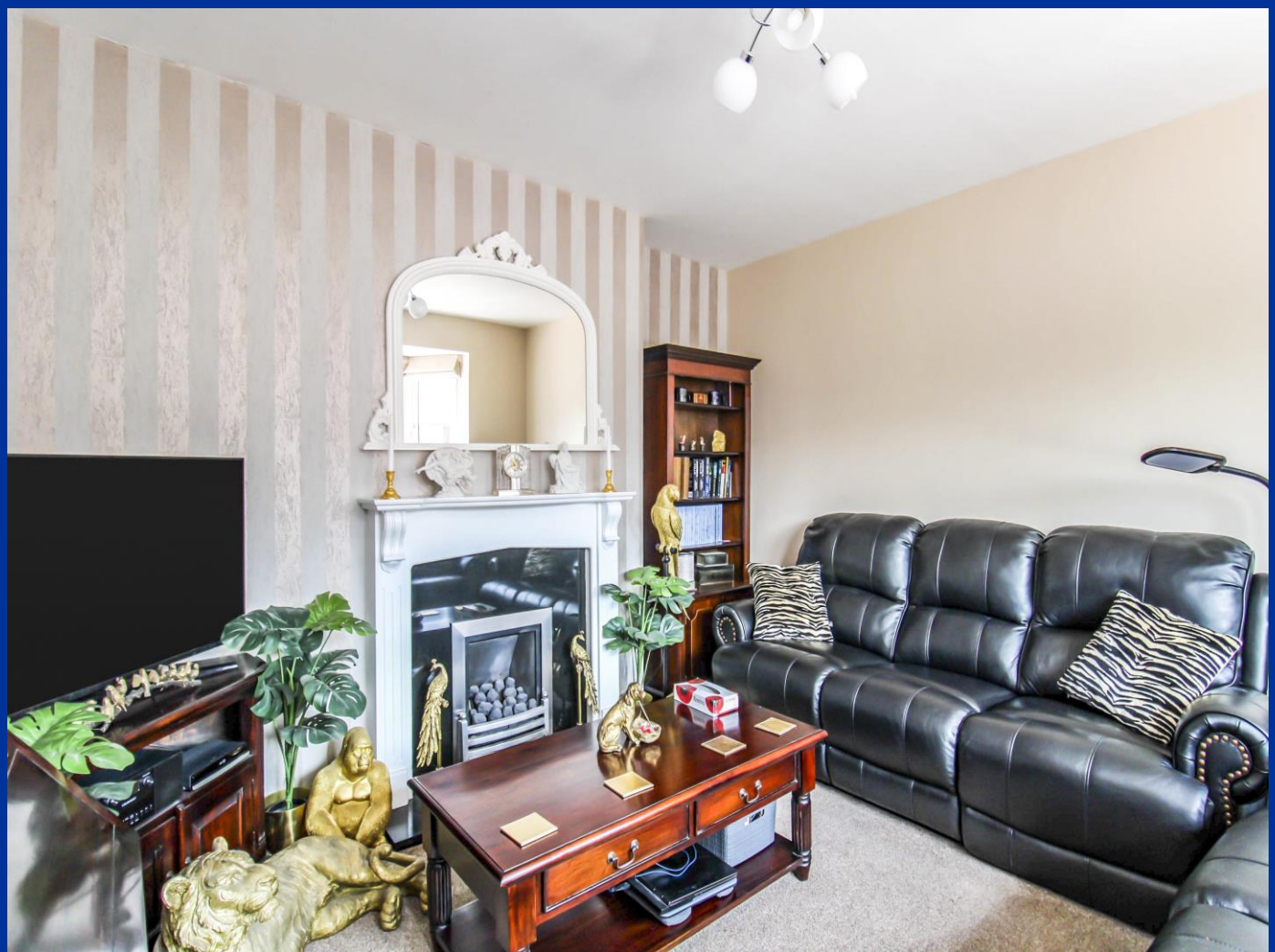
To the first floor are three well proportioned bedrooms along with a family bathroom. Bedroom one and three both offer built in wardrobes. The bathroom comprises of both a panelled bath and corner shower unit, pedestal wash hand basin and lower level WC.

Externally is an impressive space with cover seating area to the side, wooden decking area and area laid to artificial lawn. To the frontage is a block paved driveway proving ample off road parking. Outside also offers three secure outbuilding ideal for storage.

A viewing is highly recommended.

Situation

Being close to the town centre, Brough Park Leisure is also on your doorstep together with local schools. Leek benefits from many traditional shops, a variety of antique shops and supermarkets.



Hallway

UPVC double glazed door and window to the front elevation, staircase to the first floor, radiator.

Living Room 12' 1" x 13' 1" (3.68m x 4m)

UPVC double glazed bay window to the front elevation, radiator, gas fire with feature surround.

Kitchen/Dining Room 10' 1" x 18' 7" (3.07m x 5.66m)

UPVC double glazed door and window to the side elevation, two UPVC double glazed windows to the rear elevation, a range of units to the base and eye level, four ring gas hob, extractor fan, electric oven/grill, stainless steel sink with drainer, integral fridge and freezer, plumbing for a washing machine, radiator, pantry store with safe.

First Floor

Landing

UPVC double glazed window to the side elevation.

Bedroom One 10' 11" x 11' 4" (3.33m x 3.45m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 10' 10" x 11' 3" (3.30m x 3.43m)

UPVC double glazed window to the rear elevation, radiator, built in wardrobes.

Bedroom Three 8' 0" x 7' 5" (2.44m x 2.26m)

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

Bathroom

UPVC double glazed window to the front and side elevation, radiator, panelled bath, corner shower unit, lower level WC, pedestal wash hand basin, ladder radiator, loft access.

Externally

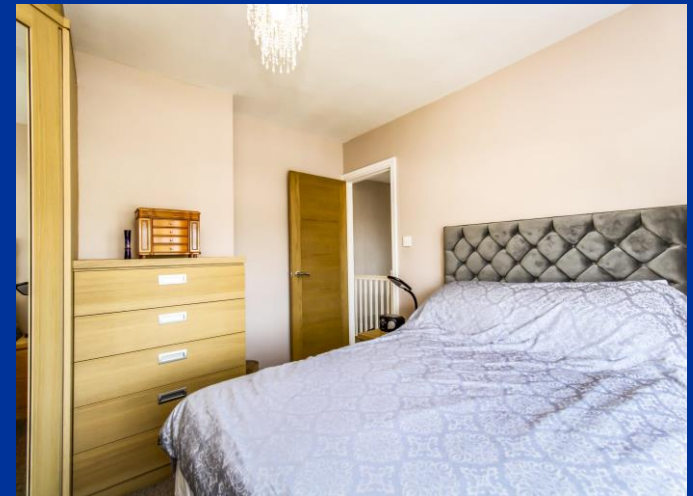
To the frontage, block paving driveway, fenced boundaries. To the rear, stone slab patio, wooden decking area, area laid to artificial lawn, range of brick outbuildings consisting of a utility and storage.



Note:
Council Tax Band: B

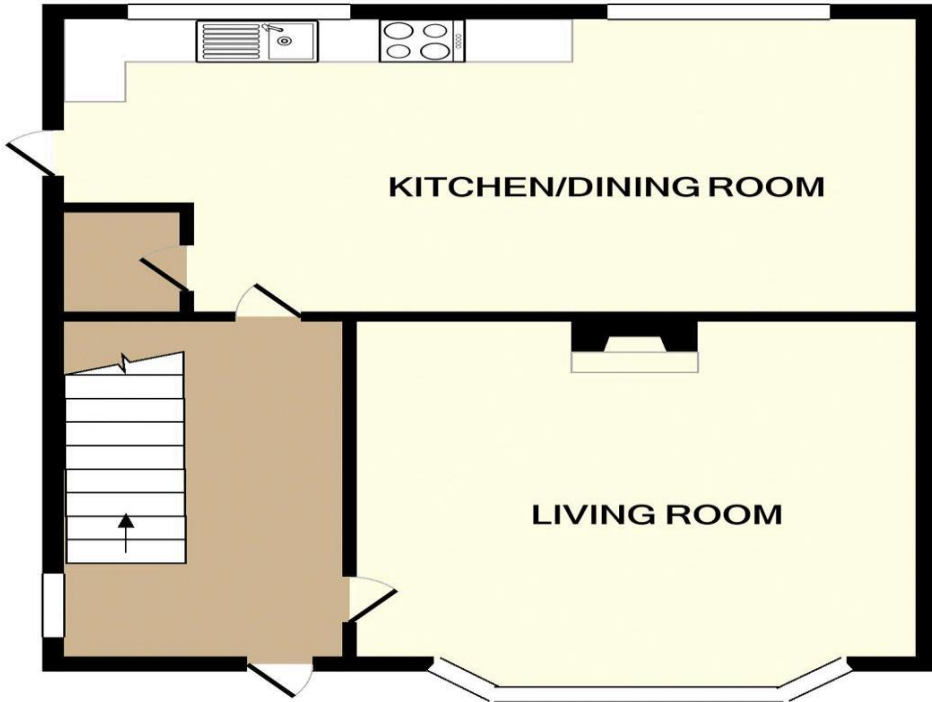
EPC Rating: C

Tenure: believed to be Freehold

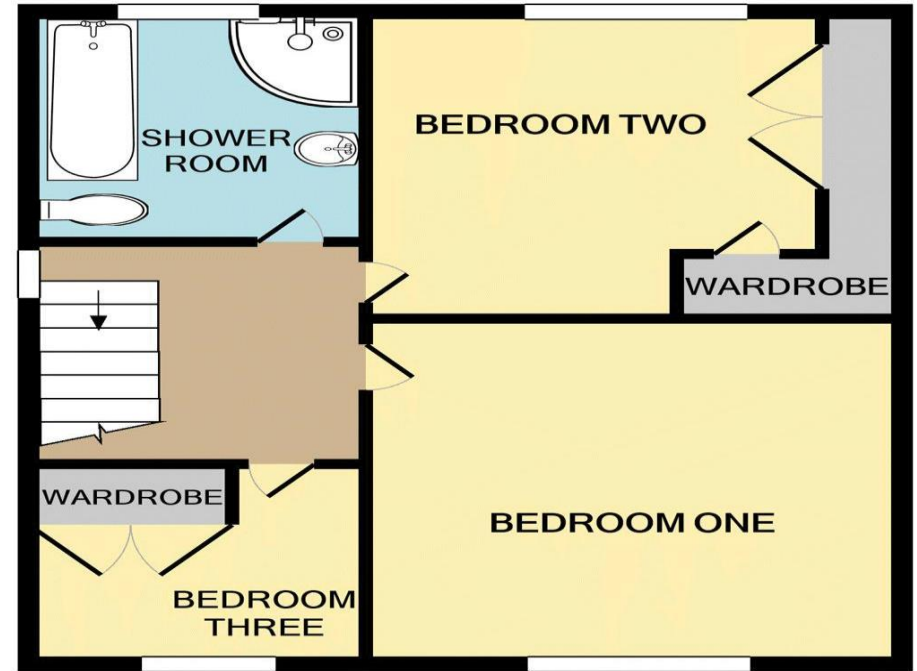








GROUND FLOOR



1ST FLOOR

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
 Made with Metropix ©2021

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 proceeding past the Co-operative supermarket taking the fifth turning left into Abbotts Road. Follow this road to the crossroads continuing straight ahead where the property is then situated on the left hand side, identifiable by 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.

45-49 Derby Street
Leek
Staffordshire
ST13 6HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Whittaker ^{Est. 1930}
& Biggs