



Mountside Gardens, Leek, Staffordshire, ST13 6ND.
Offers in Excess Of £350,000

Whittaker Est. 1930
& Biggs

Mountside Gardens, Leek, Staffordshire, ST13 6ND.

This four-bedroom detached family home is nestled within a quiet cul de sac location, in the popular housing development on the outskirts of town, known as Mountside Gardens. The property boasts three reception rooms, two ensuite shower rooms, integral garage, utility and an enclosed rear garden which has a stunning open aspect, offering a great deal of privacy.

You're welcomed into the property via the hallway, with useful WC and storage cupboard off. The living room is located to the frontage, with a separate dining room to the rear which leads through to the conservatory. The kitchen is well equipped with a good range of fitted units to the base and eye level, integral fridge/freezer, gas hob with extractor and integral oven. The utility has worksurface space, space and plumbing for a washing machine, dryer, wall mounted gas fired boiler, access to the rear garden and garage. The garage has a roller door, power and light connected.

To the first floor the landing has a storage cupboard housing the immersion heated tank. Two of the four bedrooms have ensuite shower facilities. A further bathroom services the other two bedrooms.

Externally to the frontage is an area laid to lawn, tarmac driveway, providing access to the garage. To the rear is a block paved patio, slabbed patio, area laid to lawn, fenced and hedged boundary.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, privacy, plot and potential.

Situation

This home is ideally located just on the fringes of the busy market town of Leek. Enjoying panoramic views over the rolling countryside yet within walking distance of the town and all its amenities. A good sized family home being within the catchment for good local schools.



Entrance Hallway

Upvc double glazed door to the front elevation, stairs to the first floor, radiator, understairs cupboard with light.

WC

Upvc double glazed window to the front elevation, wash hand basin, radiator, part tiled.

Living Room 17' 6" x 10' 3" (5.34m x 3.13m)

Upvc double glazed bay window to the frontage, two radiators, gas fire, wood style surround.

Dining Room 9' 9" x 9' 5" (2.97m x 2.87m)

Aluminum double glazed patio doors into the conservatory, radiator, access to the kitchen.

Conservatory 8' 11" x 7' 11" (2.72m x 2.42m)

Upvc double glazed construction, polycarbonate roof, radiator, tiled floor, French doors onto the patio area.

Kitchen 9' 9" x 9' 9" (2.98m x 2.96m)

Tiled floor, Upvc double glazed window to the rear, fitted units to the base and eye level, Bush fan assisted oven, Whirlpool four ring gas hob, extractor fan, integral fridge/freezer.

Utility 9' 5" x 5' 11" (2.87m x 1.81m)

Tiled floor, Upvc double glazed door to the rear, Ideal wall mounted gas fired boiler, space and plumbing for a washing machine, space for a dryer, extractor fan, storage cupboard, access to garage.

Intergal Garage 18' 6" x 7' 9" (5.64m x 2.35m)

Roller door, light and power.

First Floor

Landing

Radiator, loft access, storage cupboard housing immersion heated tank.

Bedroom One 18' 11" x 7' 5" (5.76m x 2.27m)

Upvc double glazed window to the frontage, radiator, built in wardrobes.

Ensuite 7' 5" x 5' 11" (2.26m x 1.80m)

Upvc double glazed window to the rear, quadrant shower enclosure, electric shower, low level WC, vanity wash hand basin.

Bedroom Two 11' 9" x 9' 11" (3.57m x 3.02m)

Upvc double glazed window to the rear, radiator.

Ensuite 8' 0" x 3' 7" (2.44m x 1.08m)

Upvc double glazed window to the side, shower enclosure with wall mounted taps with shower attachment, low level WC, wash hand basin, radiator.

Bedroom Three 10' 7" x 9' 10" (3.22m x 3.00m) max measurements

Upvc double glazed window to the frontage, radiator.

Bedroom Four 8' 1" x 6' 9" (2.46m x 2.07m) max measurements

Upvc double glazed window to the frontage, radiator, inset downlights, built in wardrobe.

Bathroom 7' 5" x 6' 11" (2.27m x 2.12m)

Upvc double glazed window to the rear elevation, panel bath, pedestal wash hand basin, low level WC, partly tiled.

Externally

To the front, tarmac driveway, area laid to lawn. To the rear is an area laid to lawn, block paved patio, fenced and hedged boundary.



Note:
Council Tax Band: D

EPC Rating: TBC

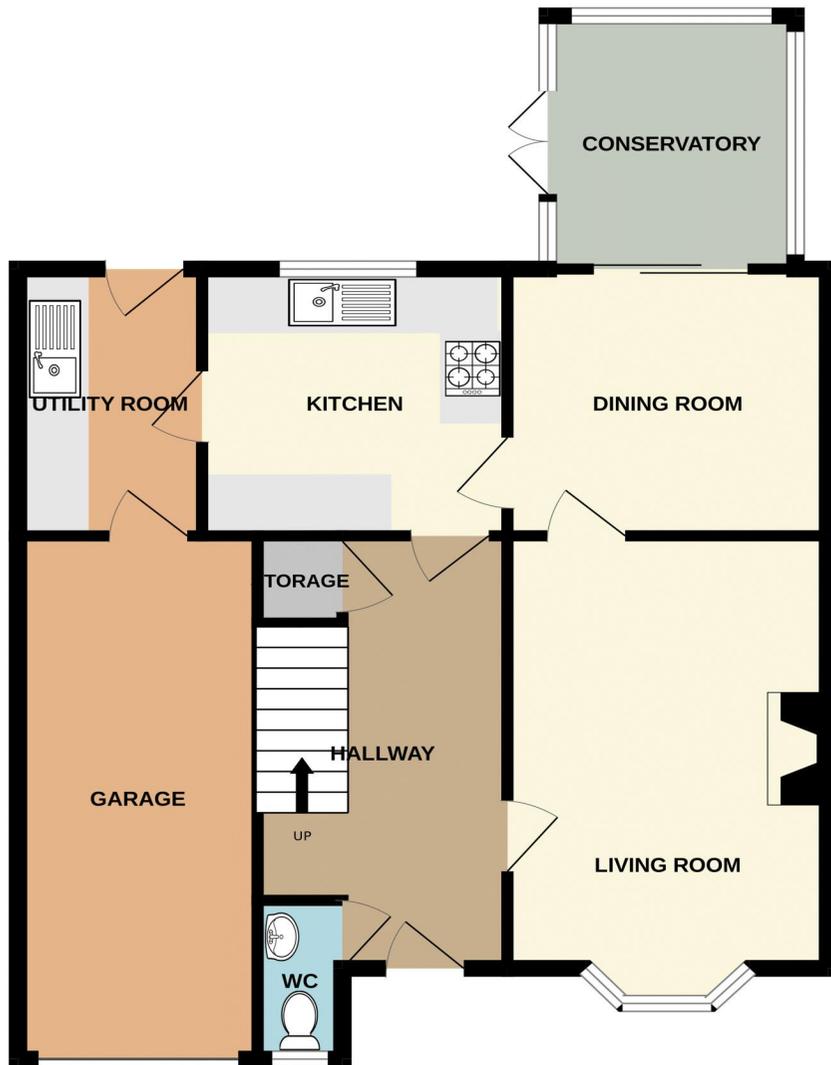
Tenure: believed to be Freehold



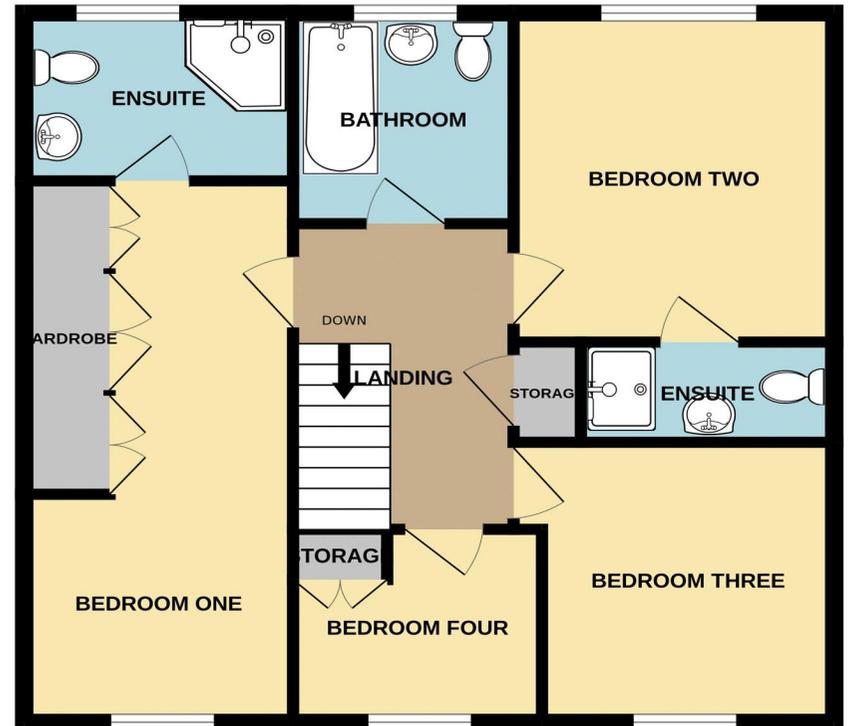




GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street Leek office proceed out of the town on the A53 Buxton Road, follow this road for approximately one mile turning right into Mount Road, follow the road for a short distance taking the second turning on the right into Mountside Gardens.

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