



11 High View Road, Leek, Staffordshire ST13 5BS

Price: £300,000

- Well presented semi-detached home
- In a sought after road on the fringes of the town
- Modern kitchen with separate utility / W.C
- Contemporary modern bathroom with sep. shower
- Off road parking and garage
- New Gas Combi boiler installed Feb

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Nestled on a sought after road on the fringes of the town, this semi-detached property offers modern living and allows you to enjoy the best of both worlds - a peaceful location yet within easy access to all local amenities, schools and walking distance to the town centre.

The accommodation comprises of a through Lounge / dining room, with a wonderful extended space with views over the rear garden and countryside. There is a modern fitted kitchen with a dining area, and the benefit of a separate utility area and cloakroom.

On the first floor there are four good sized bedrooms, and a family bathroom having both a bath and shower cubicle. Externally the property offers a driveway and an integral garage, and gardens to the front and rear. The rear garden having a paved patio area, and steps to the lawn area with stocked borders and views to the countryside.

The location being close to the town, amenities and the transport links makes this an ideal choice for families and professionals alike. This is a fantastic opportunity - viewings now taking place, don't miss out.



Front Porch:

Composite door and uPVC double glazed window to the front and side aspects.



Hallway: 9'3" x 5'5"

Doorway into the hall from the porch. Stairs lead off to the first floor. Radiator.



Lounge / Dining Room: 23'9" x 10'4"

A spacious 23ft room with a feature fireplace with an electric fire on a marble hearth with oak over mantle. Coved ceiling. Two radiators. Fitted carpet. Glazed double doors through to the extended room, currently utilised as a dining area. Bay window to the front elevation.



Dining Area: 9'10" x 9'7"

Glazing to the side and rear elevations, with French doors out to the side patio area. Tiled flooring. Radiator.



Breakfast Kitchen: 17'5" x 7'2"

A full range of modern fitted wall and base units incorporating integrated appliances such as Bosch oven, microwave, 5 ring gas hob with extractor hood over, and dishwasher. Worksurfaces with an inset sink unit with mixer tap and tiled splashbacks. Recessed ceiling spot lights and under cupboard lighting. Two windows to the rear elevation. Radiator. An area for a dining table to accommodate family meal times. Tiled flooring.



Inner Hall: 9'0" x 2'9"

Providing access to the side of the property, and also to the Utility.



Lootlity: 6'4" x 5'5"

Wall mounted units and a worktop over with plumbing for a washing machine and space for a tumble dryer. A low level W.C and pedestal wash hand basin. Fully tiled walls. Extractor fan.



First Floor Landing:

Access to the loft space which is fully boarded with a pull-down ladder. Window to the side aspect.



Bedroom One: 11'8" x 10'11"

A range of built-in wardrobes and an additional storage cupboard. Radiator. Window to the front elevation.



Bedroom Two: 10'11" x 8'0"

Radiator. Window to the front elevation.



Bedroom Three: 12'6" x 8'1"

Built-in cupboard. Radiator. Window to the rear elevation.



Bedroom Four: 9'4" x 7'10"

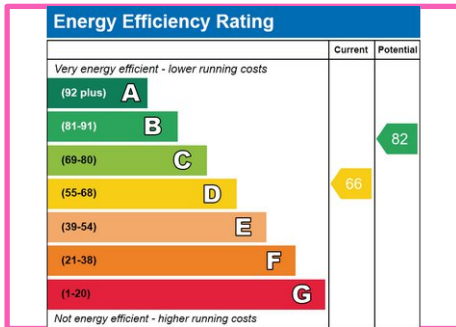
Radiator. Window to the rear elevation.

Floor Plan



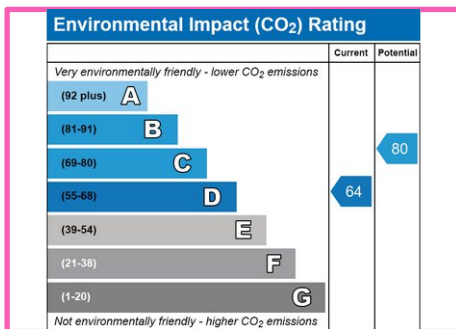
93 m²

EPC



Notes

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.