



Whitehaven Leek Road, Longsdon, Stoke-On-Trent, Staffordshire,

Offers In Excess Of £550,000

- Three bedroom detached family home
- Rural views to the rear
- South facing rear garden
- 0.47 of an acre plot
- Large horseshoe driveway and double garage
- Lots of potential
- Highly desirable location
- Conservatory
- NO CHAIN

Whitehaven Leek Road, Stoke-On-Trent ST9 9QF

Whitehaven is a stunning 1930s designed three-bedroom detached residence, which is nestled on a approximate 0.47 of an acre plot, having rural views to the rear and located in the sought after semi-rural village of Longsdon. The property boasts many features from it original design, which includes some eye-catching plaster work to the sitting room ceiling, panelling and a stain glass window within the dining room. The plot and design of Whitehaven offers so much scope to develop the current structure, or to further extend an create additional accommodation, subject to planning and building regulation approval. The property has a horseshoe driveway to the frontage, benefitting from two vehicular accesses, large lawned area to the front, double garage to the side and extensive garden to the rear. Internally two sizeable reception rooms, plus conservatory to the rear and a 16ft kitchen/breakfast room.



Council Tax Band: G



Ground Floor

- Size : -

Porch

5'5" x 3'10"

Wood glazed door to the frontage, wood glazed window to the frontage, wood glazed window to the side, tiled floor. - Size : - 5' 5" x 3' 10" (1.64m x 1.17m)

Hallway

17'2" x 10'2" Max measurement

Wood glazed door to the frontage, stairs to the first floor, under stairs storage cupboard, radiator. - Size : - 17' 2" x 10' 2" (5.24m x 3.09m) Max measurement

Sitting Room

17'10" x 11'11" Max measuremen

Wood double glazed window to the frontage, 2x wood double glazed windows to the side aspect, wood glazed French doors to the rear, wood glazed window to the rear, radiator, gas fire on a marble effect hearth and surround with wood mantle. - Size : - 17' 10" x 11' 11" (5.44m x 3.62m) Max measuremen

Conservatory

12'5" x 11'3" Max measurement

Wood double glazed construction, polycarbonate roof, French doors to the side aspect, tiled floor. - Size : - 12' 5" x 11' 3" (3.78m x 3.43m) Max measurement

Dining Room

16'5" x 12'11" Max measurement

Wood double glazed bay window to the frontage, wood glazed circular stained glass window to the side aspect, radiator, gas fire, tiled hearth and surround, wood mantle. - Size : - 16' 5" x 12' 11" (5.01m x 3.94m) Max measurement

Kitchen/Breakfast Room

16'10" x 13'1" Max measurement

Wood double glazed bay window to the rear, UPVC double glazed door to the rear, 3x wood double glazed windows to the side aspect, exposed brick chimney breast, Potterton Kingfisher II gas fired boiler, units to the base and eye level, breakfast bar, composite sink with drainer,

chrome mixer tap, integral fridge freezer, Whirlpool ceramic hob, Hotpoint electric fan assisted double oven, space and plumbing for a washing machine, integral Bosch dishwasher, tiled floor, space for a dining table and chairs, radiator. - Size : - 16' 10" x 13' 1" (5.14m x 4.00m) Max measurement

First Floor

- Size : -

Landing

17'2" x 9'11" Max measurement

Wood glazed stained glass window to the side aspect, radiator, store cupboard, loft hatch. - Size : - 17' 2" x 9' 11" (5.24m x 3.02m) Max measurement

Bedroom One

17'10" x 11'11" Max measuremen

Wood double glazed window to the frontage, 2x UPVC windows to the side aspect, UPVC double glazed bay window to the rear, 2 x radiators, fitted wardrobes, dressing table and drawers. - Size : - 17' 10" x 11' 11" (5.44m x 3.62m) Max measuremen

Bedroom Two

16'6" x 11'9" Max measurement

Wood double glazed bay window to the frontage, 2x radiators. - Size : - 16' 6" x 11' 9" (5.03m x 3.58m) Max measurement

Bedroom Three

10'10" x 8'9"

Wood double glazed window to the rear, radiator. - Size : - 10' 10" x 8' 9" (3.30m x 2.66m)

Bathroom

7'6" x 7'1"

UPVC double glazed window to the rear, panel bath, chrome taps, electric Triton shower over, glass shower screen, pedestal wash hand basin, chrome mixer tap, airing cupboard housing the hot water tank, radiator. - Size : - 7' 6" x 7' 1" (2.29m x 2.17m)

WC

4'4" x 3'0"

Metal glazed window to the side aspect, low level WC. - Size : - 4' 4" x 3' 0" (1.31m x 0.92m)

Loft

Part boarded, pull-down-ladder, light. - Size : -

Externally

To the frontage, horseshoe tarmacadam driveway (left side has shared access with neighbour), double garage, mainly laid to lawn, hedge boundary, mature trees and shrubs, gated access to the rear on both sides.

To the rear, mainly laid to lawn, paved patio, hedge and fence boundary, mature trees and shrubs. - Size : -

Garage

Power and light, work benches, inspection pit, manual doors, pedestrian door to the side. -

Size : -

Services

Heating – Mains Gas

Electric – Mains

Sewerage – Septic Tank

Water – Mains

- Size : -

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

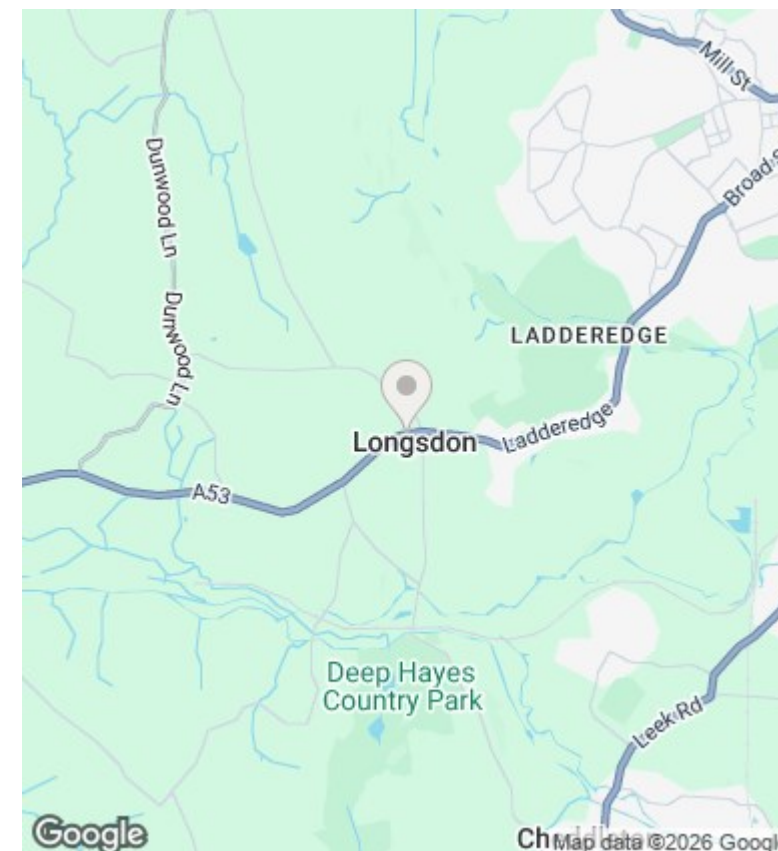






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Haywood Street, follow this road for a short distance proceeding straight ahead at the traffic lights into Broad Street and at the mini roundabout proceed straight ahead on to the A53 Newcastle Road. Follow this road proceeding up the bank locally known as Ladderedge and as you enter the village of Longsdon. Continue along this road for a short distance passing the The Wheel public

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		