



24 Windsor Drive, Leek, Staffordshire, ST13 6NL

Offers In The Region Of £258,000

- Semi detached bungalow
- Large kitchen diner
- Driveway & garage
- Three bedrooms
- Mature gardens
- EPC rating D

24 Windsor Drive, Leek ST13 6NL

Whittaker and Biggs are pleased to offer to the market this three bedroom semi detached bungalow, which is deceptively spacious with a large kitchen diner to the rear. The property is nestled on a substantial plot, with a driveway, brick constructed garage and mature well stocked gardens to the front and rear.

You're welcomed into the property via the hallway, having three well proportioned bedrooms. All are serviced by the family bathroom which incorporates a panel bath with shower over, WC and pedestal wash hand basin.

The living room has a living flame gas fire and elevated views to the frontage whilst the adjacent kitchen diner has an excellent range of shaker style units to the base and eye level, integral appliances such as a Bosch fridge freezer, Hoover oven and gas hob with extractor hood. Patio doors in the dining area open to reveal the mature rear garden.



Council Tax Band: C



Hallway

19'2" x 3'2"

UPVC double glazed door to the frontage, two storage cupboards, radiator.

Sitting Room

12'10" x 11'10"

UPVC double glazed window to the frontage, living flame gas fire, marble effect hearth, surround and mantle, radiator.

Kitchen/Diner

17'2" x 13'10" Max measurement

UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, UPVC double glazed door to the rear, units to the base and eye level, stainless steel double sink and drainer, chrome mixer tap, Diplomat 4 ring gas hob, Hoover fan assisted electric oven, extractor hood, integral Bosch fridge freezer, space and plumbing for a washing machine, radiator, space for a table and chairs, radiator, inset ceiling spotlights.

Bedroom One

11'10" x 10'11"

UPVC double glazed window to the frontage, radiator.

Bedroom Two

10'4" x 10'0"

UPVC double glazed window to the rear, radiator, built in cupboard housing wall mounted Vaillant combi boiler.

Bedroom Three

11'11" x 6'7"

UPVC double glazed window to the side aspect, radiator.

Bathroom

10'4" x 5'4"

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, handheld shower attachment, electric Triton shower over, glass shower panel, pedestal wash hand basin, chrome mixer tap, low level WC, part tiled, extractor fan.

Externally

To the frontage, block paved driveway, area laid to lawn, well stocked borders, wall boundary, garage.

To the side, gated access to the rear.

To the rear, area laid to lawn, paved area, steps up, fence and hedge boundary, well stocked borders.

Garage

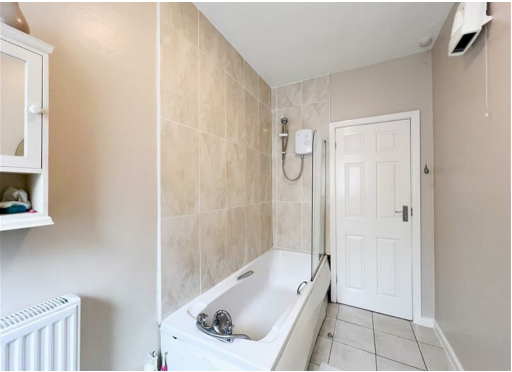
Electric roller door, power and light.

AML REGULATIONS

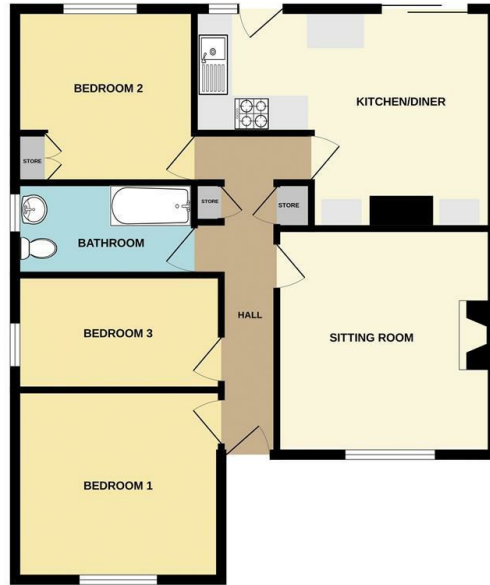
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out

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.





GROUND FLOOR



While 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 misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Floorplan Creator

Directions

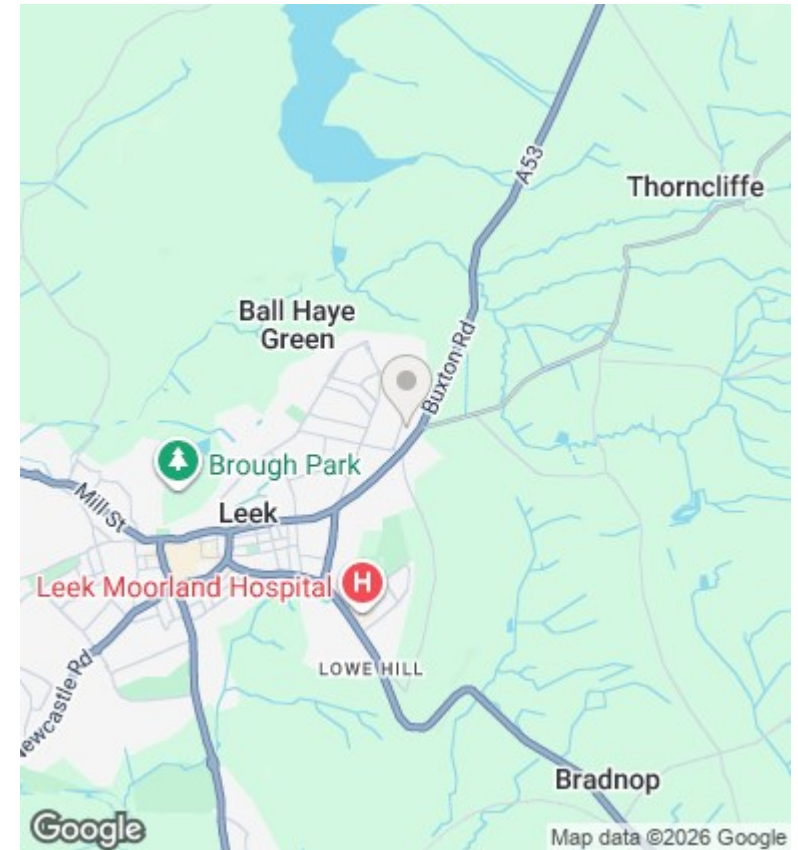
From our Derby Street, Leek, offices proceed along Ball Haye Street, at the traffic lights turn right on to the A53 Buxton Road. Follow this road, follow this road for a short distance taking the sixth left into Novi Lane, then immediately turn right into Windsor Drive. Follow this road for a short distance where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC