



## 11 Rownall View, Leek, Staffordshire, ST13 8JN

Asking Price £250,000

- Semi detached property
- Garage and driveway
- A short walk away from Woodcroft First School and St. Edwards Academy
- 3 bedrooms
- Views to the rear
- Split level layout
- Sought after location

# 11 Rownall View, Leek ST13 8JN

Whittaker & Biggs are pleased to offer to the market this three bedroom, semi-detached split level property, situated in the popular Westwood area of Leek.

Living space is comprised of a porch, kitchen and sitting room to the ground floor, whilst to the first floor are three bedrooms and a family bathroom.

The kitchen benefits from plenty of workspace, an integrated fridge freezer as well as space for a washing machine, dishwasher and a freestanding cooker.

A contemporary white suite can be found in the bathroom with a shower over the bath.

The home is heated by a Main combi boiler and has double glazing throughout including patio doors with side windows that span the entire width of the sitting room providing plenty of light and allowing uninterrupted views of the garden and playing fields beyond.

Externally to the frontage, there is a block paved drive and a garage which is equipped with both power and light.



Council Tax Band: C



### **Porch**

0'0" x 0'0"

UPVC double glazed door with sidelight to the frontage. - Size : - 0' 0" x 0' 0"  
(0m x 0m)

### **Kitchen**

14'4" x 12'11"

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, units to the base and eye level, composite sink and half with drainer, chrome mixer tap, space for free standing cooker, extractor fan, space and plumbing for a washing machine, space for a dishwasher, integral fridge freezer, radiator, stairs to the sitting room. - Size : - 14' 4" x 12' 11" (4.38m x 3.94m)

### **Sitting Room**

14'5" x 12'5"

UPVC double glazed patio doors to the with side windows to the rear, electric fire, marble effect hearth and surround, Karndean flooring, radiator, stairs to the first floor. - Size : - 14' 5" x 12' 5" (4.39m x 3.79m)

### **Landing**

UPVC double glazed window to the side aspect, loft hatch. - Size : -

### **Bathroom**

5'10" x 5'7"

UPVC double glazed window to the frontage, panel bath, chrome mixer tap, shower over, glass folding shower screen, pedestal wash hand basin, chrome mixer tap, low level W/C, chrome ladder, radiator, fully tiled. - Size : - 5' 10" x 5' 7" (1.77m x 1.71m)

### **Bedroom One**

13'4" x 8'4"

UPVC double glazed window to the frontage, fitted wardrobes, radiator. - Size : - 13' 4" x 8' 4" (4.06m x 2.55m)

### **Upper Landing**

Airing cupboard housing a Main combi boiler. - Size : -

### **Bedroom Two**

12'7" x 7'5"

UPVC double glazed window to the rear, radiator, loft hatch. - Size : - 12' 7" x 7' 5" (3.83m x 2.26m)

### **Bedroom Three**

9'9" x 6'8"

UPVC double glazed window to the rear, radiator. - Size : - 9' 9" x 6' 8" (2.98m x 2.04m)

### **Externally**

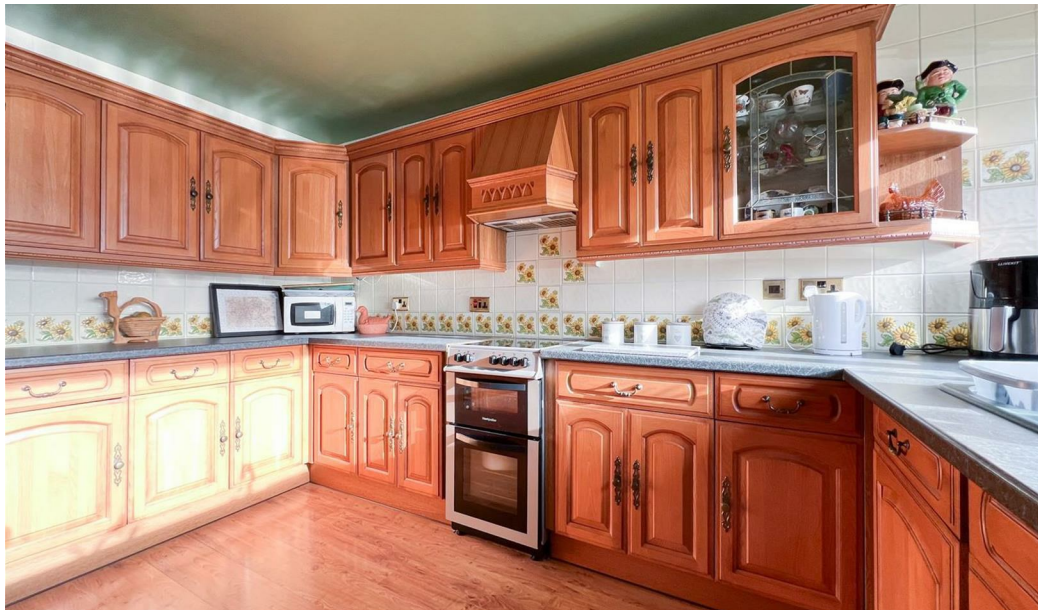
To the frontage, block paved drive, garage, gated access to the rear.

To the rear, mainly laid to lawn, rockery, wall and fence boundary, mature trees and shrubs, views over playing fields. - Size : -

### **Garage**

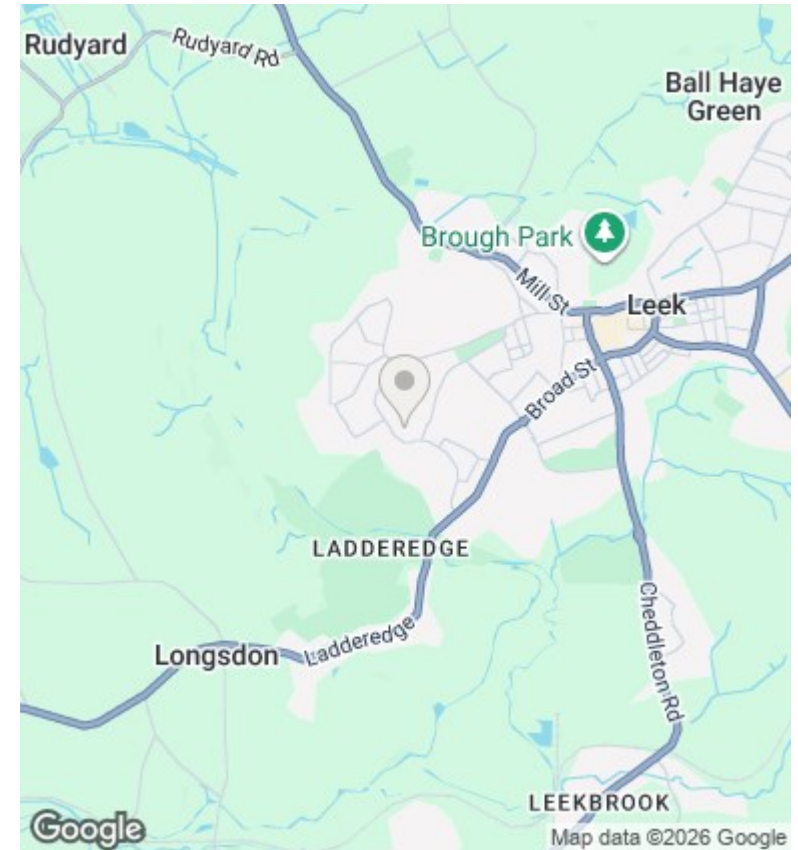
Metal up-and-over door, power and light. - Size : -







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. Made with Metropix ©2025



## Directions

From our Derby Street Leek office proceed along Ball Haye Street, at the traffic lights turn left into Stockwell Street. Follow this road for a short distance passing the old church as the road forks, take the left hand fork into West Street, follow this road for a short distance taking the third turning on the left hand side into Spring Gardens. After passing the Bowling Club on the right hand side the road then becomes Beggars Lane, take the

## Viewings

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

## Council Tax Band

C

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