



52 The Willows, Leek, Staffordshire, ST13 8XF

Offers In The Region Of £300,000

- Well-presented three-bedroom detached property situated within a quiet and family-friendly cul-de-sac location
- Two versatile reception rooms offering flexible living, dining or home office space
- South east facing rear garden enjoying plenty of natural sunlight throughout the day
- Positioned in a highly sought-after residential area close to excellent local amenities and transport links
- Principal bedroom benefitting from a private en-suite shower room
- Private driveway providing convenient off-road parking for multiple vehicles
- Spacious accommodation throughout, ideal for growing families and professional couples alike
- Bright and welcoming interiors finished to a tasteful standard throughout
- Ideally located close to well-regarded schools, shops and everyday amenities

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Whittaker & Biggs would like to welcome you to this delightful detached house located in The Willows, Leek. With three well-proportioned bedrooms, including a principal suite that boasts its own private en-suite shower room, this property is ideal for families seeking both space and privacy.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining. The south-east facing rear garden is a wonderful outdoor retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the property benefits from a private driveway, ensuring that parking is never a concern.

Situated in a prime location, this home is conveniently close to well-regarded schools, shops, and everyday amenities, making it an excellent choice for those who value accessibility and community. Whether you are a growing family or simply seeking a peaceful abode, this property at The Willows is sure to meet your



Council Tax Band: C



Ground Floor

Hall

Composite double glazed door to the frontage, UPVC double glazed window to the side aspect, stairs the first floor, radiator, inset ceiling spotlights.

WC

5'0" x 2'8"

UPVC double glazed window to the side aspect, wall mounted corner wash hand basin, chrome mixer tap, low level WC.

Sitting Room

13'0" x 12'5" max measurement

UPVC double glazed window to the frontage, radiator,

Dining Room

9'8" x 8'1"

UPVC double glazed French doors to the rear, radiator.

Kitchen

9'9" x 7'1"

UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, units to the base and eye level, Lamona gas hob, Lamona electric fan assisted oven, extractor hood, ceramic sink and drainer, chrome mixer, tap, integral under counter fridge, integral under counter freezer, radiator, inset ceiling spotlights. Understairs storage / utility with space and plumbing for a washing machine, gas fired wall mounted Glow Worm boiler.

First Floor

Landing

UPVC double glazed window to the side aspect, inset ceiling spotlights, loft hatch, airing cupboard housing the water tank.

Bathroom

5'8" x 5'5"

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, inset ceiling spotlights.

Bedroom One

12'10" x 9'10" max measurement

UPVC double glazed window to the frontage, radiator.

En-suite

5'4" x 4'8"

UPVC double glazed window to the frontage, shower enclosure, electric Triton shower, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, fully aqua boarded, chrome ladder radiator, inset ceiling spotlights.

Bedroom Two

9'2" x 7'1"

UPVC double glazed window to the rear, radiator.

Bedroom Three

8'1" x 6'3"

UPVC double glazed window to the rear, radiator.

Loft

Part boarded, pull-down-ladder, light.

Externally

To the frontage, tarmacadam driveway, hedge boundary, gated access to the rear.

To the rear, paved patio, mainly laid to lawn, hedge and fence boundary.

AML REGULATIONS

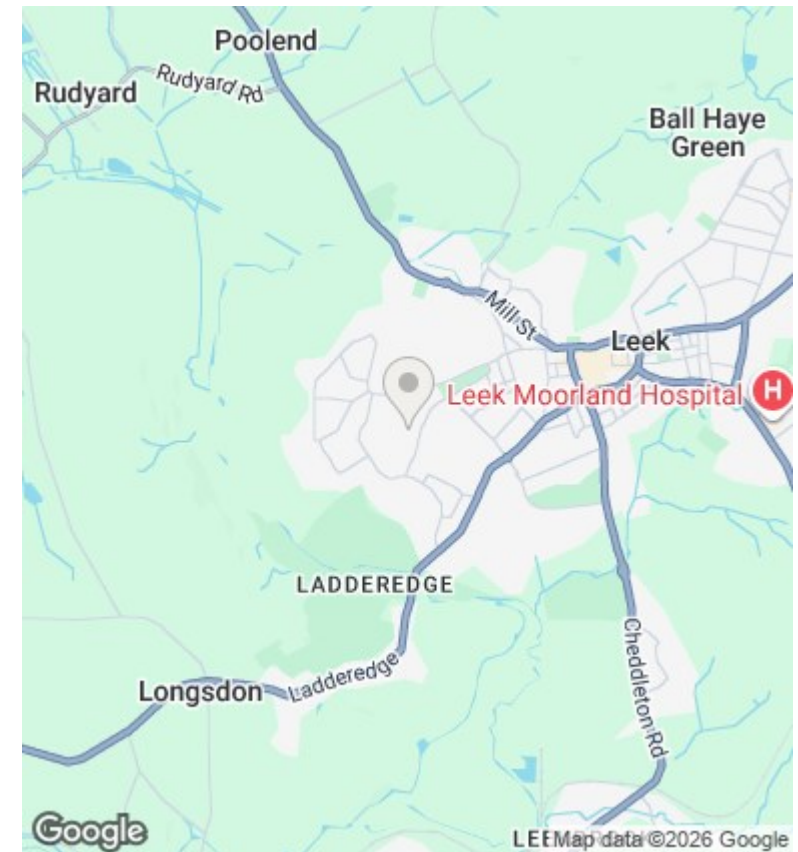
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

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)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	