



57 Wallbridge Drive

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## 57 Wallbridge Drive

Leek

Staffordshire, ST13 8HY

- This deceptively spacious and extended three bedroom semi-detached family home is situated in a highly sought after and well established area in the west -end of town, ideally situated for the nearby schools and amenities.
- The property offers good sized accommodation throughout and also benefits from Upvc double glazing, gas fired central heating and security alarm system.
- The property briefly comprise: Entrance Hall, Living Room, Dining Room, Kitchen / Diner, Rear Porch and W.c to the ground floor. Landing Area, Three Bedrooms, Shower Room and separate W.c to the first floor.
- Driveway to the front providing off street parking which leads to an integral single garage with power, lighting and an electric remote control door.
- To the rear of the property is an enclosed garden area laid mainly to lawn with display borders.
- The property is offered For Sale with No Upward Chain involved.

**Offers in excess of: £225,000**



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Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &  
HILTON**  
EST. 1978







# Accommodation

## Entrance Hall

Access to:

**Living Room** 12'1 x 12'4 (3.68m x 3.76m)

Radiator.

**Dining Room** 20'5 x 9'3 (6.22m x 2.82m)

Radiator. Stairs off. Understairs Storage. Rear door.

**Kitchen/Diner** 16'6 x 9'4 (5.03m x 2.84m)

Wall and base units. Stainless steel sink unit with drainer. Plumbing point. Cooker point. Wall mounted central heating boiler. Understairs storage. Storage cupboard.

## Rear Porch

Side door. Access to garage. Tiled floor.

## WC

W.c. Tiled floor.

## Landing Area

Radiator. Loft access. Airing cupboard.

**Bedroom** 12'4 x 11'6 (3.76m x 3.51m)

Radiator. Fitted wardrobes. Built-in storage cupboards.

**Bedroom** 12'1 x 9'11 (3.68m x 3.02m)

Radiator. Built-in storage.

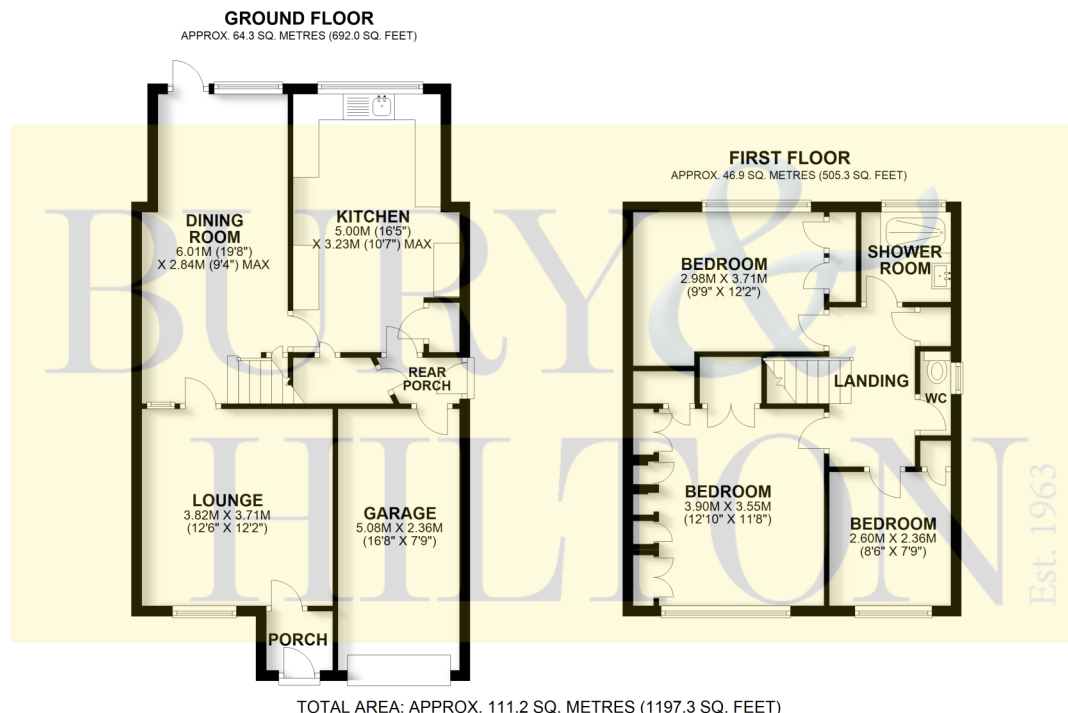
**Bedroom** 8'3 x 8'6 (2.51m x 2.59m)

Radiator. Storage cupboard.

**Shower Room** 5'10 x 5'8 (1.78m x 1.73m)

Double shower cubicle. Wash basin with storage unit below. Heated towel rail. Tiled walls. Spotlights.





## Separate WC

W.c.

## Outside

Driveway to the front providing off street parking which leads to an integral single garage with power, lighting and an electric remote control door. To the rear of the property is an enclosed garden area laid mainly to lawn with display borders.

## Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

## Council Tax Band & EPC Rating: Band C & TBA

## Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

## Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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