



7 Wardle Gardens
Leekbrook



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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7 Wardle Gardens

Leekbrook

Staffordshire, ST13 7AR

A very well presented four bed detached family home situated in a good position on the outskirts of the popular residential development of Wardle Gardens.

Sizeable accommodation comprising: two reception rooms, breakfast kitchen with integrated appliances, utility room, cloakroom, en-suite off the master bedroom and sizable rear garden.

Accommodation in brief comprises of an entrance hallway with cloakroom off. Two reception rooms including the dining room (currently being used as a fifth bedroom) and living room offering feature fireplace and patio doors opening to the rear garden. Landing area, four sizable bedrooms, master having en-suite shower room and family bathroom to the first floor.

Lawned front garden together with tarmacadam driveway leading to an 18ft garage. The rear garden is mainly laid to lawn with a stone flagged patio.

Viewing is highly recommended to appreciate the size of this family home.

Offers in the region of: £360,000



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Leek Office - 01538 383344



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Accommodation

Entrance Hall

Stairs off. Radiator. Laminate flooring. Coving.

WC

W.c. Wash basin. Radiator.

Living Room

Radiator. Coving. Sliding doors to rear garden area.

Dining Room (currently being used a fifth bedroom)

Radiator. Coving.

Kitchen/Diner

Range of fitted wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Integrated fridge / freezer. Gas hob, electric oven and extractor unit above. Tiled floor. Radiator.

Utility Room

Stainless steel sink unit with drainer and mixer tap. Storage cupboard. Plumbing point. Side door. Cupboard housing central heating boiler. Radiator.

First Floor:

Landing Area

Loft access.

Master Bedroom

Radiator. Fitted wardrobes x 2.

En-Suite Shower Room

Double shower cubicle. W.c. Wash basin. Radiator.

Bedroom

Radiator. Fitted wardrobes. Airing cupboard.

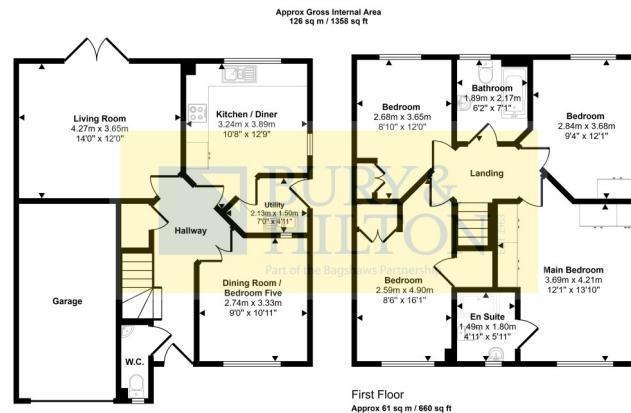
Bedroom

Radiator. Fitted wardrobes.

Bedroom

Radiator. Fitted wardrobes.





Family Bathroom

Bath with shower over. W.c. Wash basin. Airing cupboard. Radiator. Spotlights.

Outside

Driveway to the front providing off street parking leading to a single integral garage. Good sized rear garden area laid mainly to lawn with paved area.

Services

All mains services. Gas central heating. Upvc double glazing.

Tenure & Possession

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

Council Tax Band & EPC Rating: Band D & C

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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