



Graham Watkins & Co

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21 Hazel Grove, Leek, ST13 8UU



This immaculate detached bungalow sits in a sizeable plot in a peaceful cul-de-sac location and has been extended to create spacious living accommodation. Benefitting from double glazing throughout and gas fired central heating. With off road parking, garage and tiered rear garden, this property has been maintained to a high standard and is not to be missed! Viewing highly recommended.

Offers In The Region Of £260,000 (Subject To Contract)

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
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5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

Situated close to Leek town centre, the property is within access to many local amenities including schools, shops and public houses. Having easy access to commuter links and bus routes to the town centre, Macclesfield, Buxton, Derby and Stoke-on-Trent.

Directions

From our office on Derby Street, turn right onto Haywood Street and continue down towards the traffic lights at the bottom of Broad Street. Continue through the traffic lights and turn right at the mini roundabout by Morrisons fuelling station. Continue up Burton street and turn left at the top onto Spring Gardens. Continue down Beggars lane and turn left onto Hazel Grove. The property will be round at the bottom of the cul-de-sac as your bare to the right and the property is on the left hand side.

Accommodation Comprises

A uPVC front entrance door leads into a porch with ceiling light point.

Hallway

With fully fitted carpet; radiator; electrical points; wall lights; ceiling light point and loft access.

Front Room / Bedroom 4.76 x 3.69 (15'7" x 12'1")

A well lit and good sized room which has been extended to create an office area. Having fully fitted carpet; large bay window to the front aspect; window to the front aspect; radiator; electrical points; aerial point and inset ceiling spot lights.



Kitchen 4.21 x 2.23 (13'10" x 7'4")

A modern and fitted kitchen which comprises a tiled floor; window to the front aspect; two sun tunnels; radiator; door to garage and inset ceiling spot lights. The suite comprises a range of wooden base units with composite worktops; inset stainless steel one and a half sink and drainer unit with mixer tap; a selection of integrated appliances including fridge, double oven and gas hob with extractor fan over.



Bedroom 4.21 x 2.96 (13'10" x 9'9")

With fully fitted carpet; bow window to the rear garden; integrated wardrobe; radiator; electrical points; aerial point and inset ceiling spot lights.



Bathroom 3.13 x 1.97 (10'3" x 6'6")

A modern bathroom which benefits from a tiled floor; part tiled walls; obscured window to the side aspect; heated towel rail; extractor fan; ceiling light point and inset ceiling spot lights. The suite comprises a low level lavatory, corner shower cubicle and wash hand basin set in a vanity unit.



Living / Dining Room 6.0 x 4.22 (19'8" x 13'10")

A spacious room with fully fitted carpet; electric fire; radiator; large patio doors to the garden; electrical points; aerial point; wall lights and ceiling light point.



Garage 4.33 x 4.76 (14'2" x 15'7")

With an electric door; electrical points and ceiling strip light. Having a utility area which comprises space and plumbing for an automatic washing machine and tumble dryer; space for a freezer; inset stainless steel sink and drainer unit with mixer tap; window to the side aspect and rear entrance door.

Outside Front

To the front of the property there is a good sized driveway which provides off road parking.

Outside Rear

The rear garden is split into three tiers. The top tier comprises Indian Stone flag stones, a garden room and storage shed with power and lighting. The middle tier has a paved path, lawn area and flower beds. The lower tier has a patio area, flower bed and pond.





Garden Room 3.09 x 2.57 (10'2" x 8'5")

The garden room has been recently installed and benefits from views of the surrounding landscape. It has a tiled floor; double doors to the garden; windows to the side aspect; electrical points and inset ceiling spot lights.



Council Tax Band

We believe the property is in band C

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Services

We believe the property is connected to all mains services.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Viewings

By prior arrangement through Graham Watkins & Co.

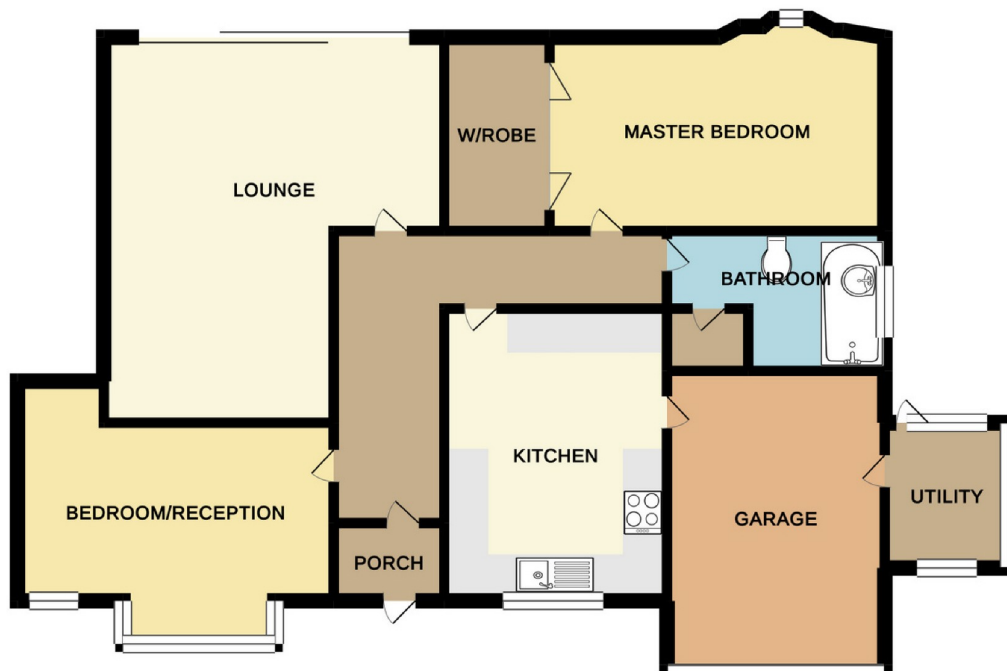
Wayleaves

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Websites

www.grahamwatkins.co.uk;
www.rightmove.co.uk; www.zoopla.co.uk;
www.primelocation.co.uk;
www.onthemarket.com

GROUND FLOOR 720 sq. ft.
(66.9 sq. m.)



TOTAL FLOOR AREA : 720 sq. ft. (66.9 sq. m.) approx.

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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