



**Graham Watkins & Co**

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

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## **The Laurels, Springfield Road, Leek, ST13 6LQ**



**An excellent opportunity to acquire this three bedroom detached bungalow set on a sizeable plot with driveway and enclosed gardens to both the front and rear elevations. The Laurels offers deceptive accommodation and is within walking distance of Leek town centre. Upvc double glazed and gas fired central heating throughout. A rare opportunity which must not be missed!**

**Viewing highly recommended.**

**Offers Over £220,000  
(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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## Situation

Situated on the edge of Leek Town Centre, this bungalow is ideally located for many local amenities such as schools, shops, public houses and transport links. Within easy access to commuter links to Ashbourne, Buxton, Macclesfield and Stoke - on - Trent.

## Directions

From our Leek office on Derby Steet, turn left onto Ball Haye Street. Turn right at the traffic lights onto Buxton Road. Turn Right onto Springfield Road. Turn left after passing Asda supermarket and the property will be indicated by our For Sale board.

## Accommodation Comprises:

### Entrance Hall

With uPVC double glazed window to the side aspect, single radiator, built in airing cupboard and loft access. The loft is boarded with loft ladder and lighting.

### Living Room 6.03 x 3.73 (19'9" x 12'3")

With uPVC double glazed bay window to the front aspect, uPVC double glazed window to the side aspect, brick fireplace with gas fire, double radiator and dado rail.



### Kitchen 3.67 x 3.31 (12'0" x 10'10")

Having a range of base units and drawers including built in oven, integrated fridge freezer, roll top work surfaces, one and a half sink with mixer tap, tiled splash backs, matching wall mounted cupboards with glazed doors and display shelving, concealed Baxi boiler, uPVC double glazed window to the side aspect and cushioned flooring.



### Master Bedroom 3.89 x 6.65 (12'9" x 21'10")

Having uPVC double glazed sliding patio doors to the garden and single radiator.



### Wet Room 2.26 x 2.24 (7'5" x 7'4")

Comprising a Mira shower fitment, low level lavatory, wash hand basin, fully tiled walls, single radiator, uPVC obscured double glazed window to the side aspect and ceiling mounted extractor fan.



### Bedroom Three 2.46 x .22 (8'1" x 9")

With uPVC double glazed window to the side aspect and single radiator.



### Bedroom Two 3.37 x 2.96 (11'1" x 9'9")

With uPVC double glazed window to the rear aspect and single radiator.



water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### **Outside**

Outside there is a tarmacadam driveway which provides ample off road parking, with adjoining lawns and borders and pedestrian gated access to the rear.

The rear garden has a patio area along with lawn and borders, a timber garden shed, aluminium framed greenhouse, timber pergola and outside lighting.



### **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

# GROUND FLOOR



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 is given as to their operability or efficiency can be given.  
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## Energy Performance Certificate

**The Laurels, Springfield Road, LEEK, ST13 6LQ**

**Dwelling type:** Detached bungalow  
**Date of assessment:** 03 August 2020  
**Date of certificate:** 03 August 2020

**Reference number:** 0672-2817-7189-2300-2305  
**Type of assessment:** RdSAP: existing dwelling  
**Total floor area:** 80 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,418</b>
<b>Over 3 years you could save</b>	<b>£ 444</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 192 over 3 years	
Heating	£ 1,755 over 3 years	£ 1,542 over 3 years	
Hot Water	£ 393 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 2,418</b>	<b>£ 1,974</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
67	84

The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 237
2 Low energy lighting for all fixed outlets	£20	£ 69
3 Solar water heating	£4,000 - £6,000	£ 135

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.