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## Plot 5 Railway Junction Development, Leek, ST13 5QP

If you are looking for a three bedroom new build property designed for modern living with the extra "WOW" factor then look no further than the Railway Junction exciting new development.

Just 7 properties comprising of 3 town houses and 4 semi-detached will sit on the large Railway Junction Development allowing each house a generous plot. They all have their own off road parking for at least 2 large family cars and good size gardens.

Ideal for first time buyers and young families, all come with an approved 10 year structural warranty for your peace of mind.

The semi detached homes will be fitted with super efficient underfloor heating on the ground floor giving you a much more cost effective way to heat your home whilst freeing up valuable wall space. These homes will have porcelain tiled floors in the kitchen diner and downstairs toilet to allow for even better results from the underfloor heating.

All homes will be fully carpeted with high quality vinyl flooring in the bathrooms. They'll also feature fully fitted kitchens with textured stone effect highly durable laminate work tops, soft close doors and draws, electric oven with gas hob and stylish extractor fan hood, dish washer and a washer dryer.

The properties will be beautifully finished to a high standard featuring glass balustrade stairs, eco friendly 'A' rated energy efficient anthracite UPVC windows and anthracite composite doors for extra security.

**Price: Price £185,000**

Subject to contract

## ACCOMMODATION

### ENTRANCE HALL

Stairs to first floor.

### LIVING ROOM

### KITCHEN

### WC

### BEDROOM

### BEDROOM

### BEDROOM

### BATHROOM

### VIEWING

By prior appointment through the Agents.

### 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. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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