



8 Howard Close, Staffordshire, ST13 8JW

Asking price £260,000

**** CALL US 9AM - 9PM 7 DAYS A WEEK TO ARRANGE A VIEWING! ****

A well presented Family Home set in a sought after location within close proximity to the popular West End Schools, with local shops, supermarket and amenities all within easy reach.

Denise White Estate Agents Comments...

A well presented Three Bedroom Detached House situated in a sought after residential area in the West End of the Market Town of Leek. With the highly regarded Westwood Schools within walking distance and just a short drive from local shops, supermarket and amenities.

The split level accommodation briefly comprises:- Entrance Hall, Breakfast Kitchen, Sizeable Lounge, Dining Room, Conservatory, Utility Room, Three Bedrooms and a Family Bathroom. Benefitting from Gas Central Heating with a combination boiler and uPVC double glazing throughout.

Externally the property is approached over a block paved driveway which provides off road parking for one vehicle and leads to an Integral Single Garage. Gated access to the side of the property leads to a lovely private and enclosed garden, laid mainly to lawn with a block paved patio seating area, and enjoying delightful views over the surrounding area and countryside beyond.

This property makes an ideal family home and a viewing is highly recommended to appreciate all it has to offer in terms of size and location.

Entrance Hall

9'0" x 5'7" (2.75 x 1.71)

uPVC entrance door to the front aspect. Tiled flooring. Stairs off to the first floor and leading down to the lounge. Door into the garage. Door leading into: -

Kitchen

12'2" x 8'3" (3.73 x 2.52)

Fitted with a range of wall and base units with worksurfaces over incorporating one and a half bowl sink and drainer unit with mixer tap. Integrated dishwasher. Space for gas cooker. Space for fridge freezer. Tile splashback. Tiled flooring. Radiator. Ceiling spotlights. uPVC window to the front aspect.

Lounge

14'4" x 12'7" (4.39 x 3.85)

Carpet. Radiator. French doors leading to the conservatory. Ceiling light. Under stairs storage cupboard off. Opening into: -

Dining Room

10'1" x 7'1" (3.09 x 2.17)

Carpet. Radiator. Ceiling light. Door leading into: -

Utility Room

7'1" x 5'1" (2.18 x 1.57)

Fitted with a stainless steel sink and drainer unit. Space for tumble dryer. Plumbing for automatic washing machine. Tiled flooring. uPVC window to the rear aspect. Ceiling light.

Conservatory

14'4" x 8'3" (4.37 x 2.54)

Laminate flooring. Radiator. Two wall lights. uPVC French doors leading to the rear garden.

First floor landing

Carpet. Obscured uPVC window to the side aspect. Access. Ceiling light. Stairs to 2nd landing. Doors leading into:-

Bedroom Three

9'6" x 6'5" (2.92 x 1.98)

Laminate flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Two

12'7" x 7'8" (3.86 x 2.35)

Laminate flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

Second landing

Carpet. Ceiling light. Doors leading into: -

Bedroom One

10'9" x 8'5" (3.29 x 2.57)

Carpet. Radiator. uPVC window to the front aspect. Fitted with a range of built-in wardrobes.

Bathroom

5'8" x 5'8" (1.74 x 1.73)

Fitted with a modern white suite comprising of panelled bath with mixer tap, low-level WC, vanity

wash hand basin unit and shower cubicle. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Ceiling Spotlights. Obscured uPVC window to the front aspect.

Outside

To the front of the property there is a gravelled garden area and block paved driveway which provides off road parking for one vehicle and leads to:-

Integral Single Garage

16'5" x 7'9" (5.01 x 2.37)

Up and over door to the front aspect. Power and lights. Wall mounted 'Main' combination boiler. Door into the hallway.

Rear Garden

To the rear of the property there is a delightful private and enclosed garden. French doors lead from the conservatory out on to a paved patio seating area, from which steps lead to a good sized lawn. From the patio there are some lovely views out over the surrounding area and countryside beyond.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and

the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 15 years and has a wealth of experience in all aspects of estate agency.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

House To Sell?

We can arrange a appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

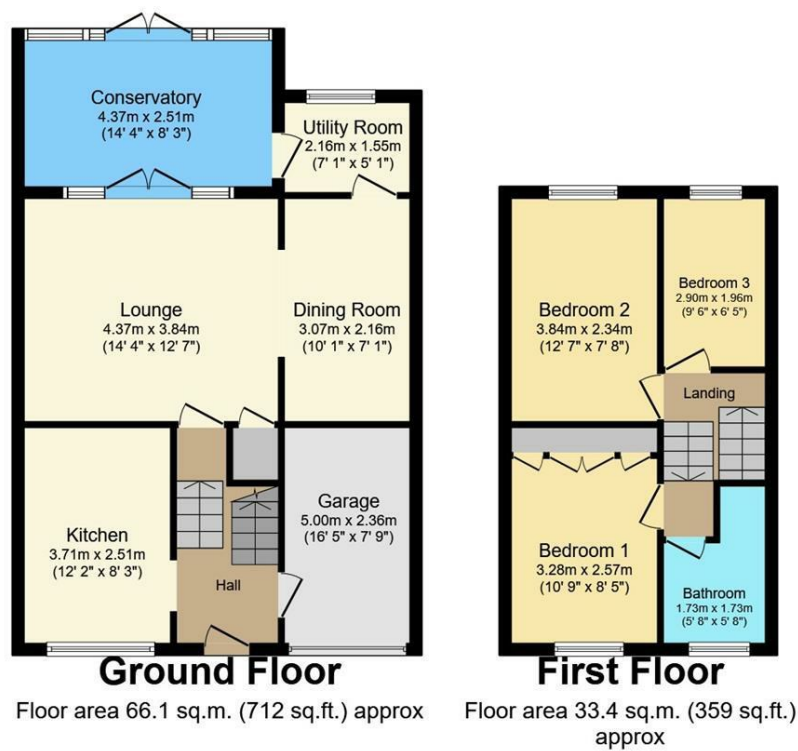
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

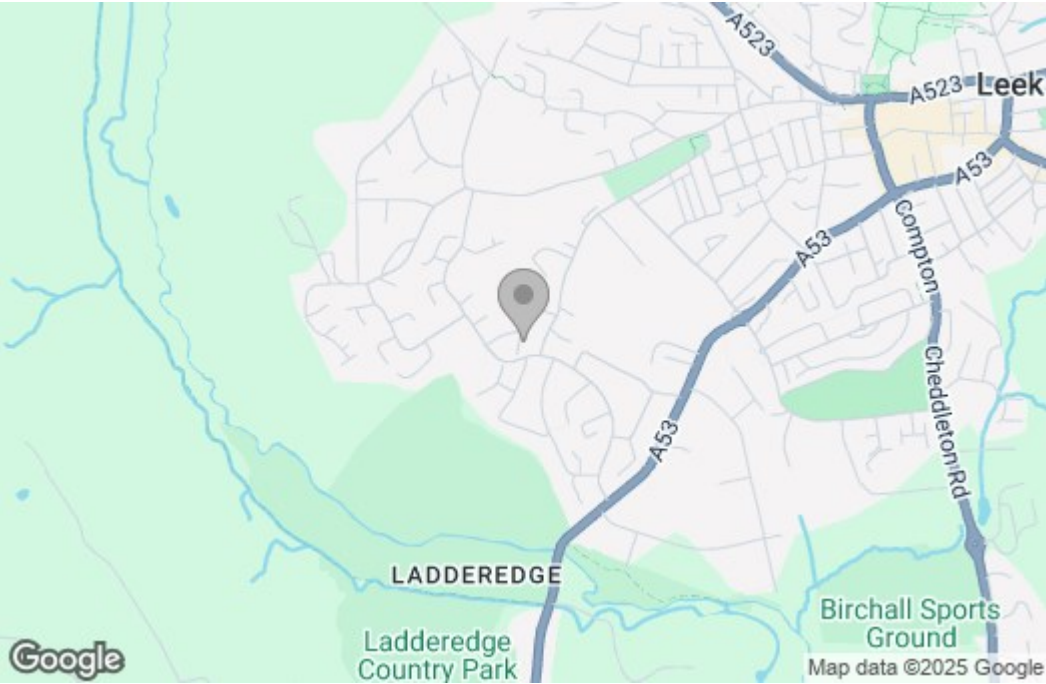
Floor Plan



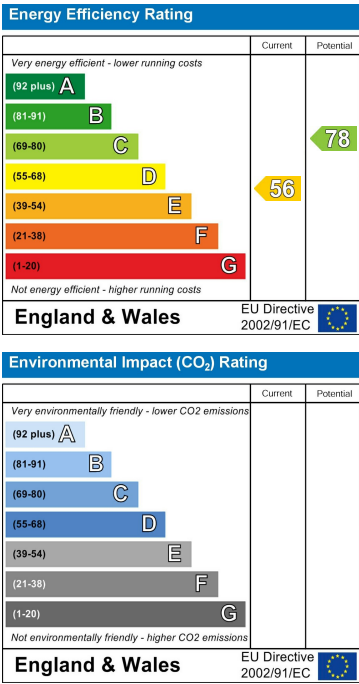
Total floor area 99.5 sq.m. (1,071 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.