



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



9 Compton House, Compton, Leek, ST13 5PU

Offers Over £199,950

A beautifully presented three bedroom home on the edge of Leek's town centre. The property benefits from a good sized living room and dining kitchen to the ground floor. The first floor offers three bedrooms and bathroom. Externally the property has off road parking and well maintained wrap around gardens with summer house. This lovely property would make an excellent first time home for a growing family. An early viewing is highly recommended.



Accommodation Comprises:

Entrance Hall



UPVC door, exposed wooden flooring, stairs off to the first floor accommodation, radiator, uPVC double glazed window to the side aspect, under stairs storage space incorporating wall mounted combination boiler.

Living Room 39'4"16'4" x 32'9"13'1" (12'05 x 10'04)



Feature log burning stove sat on a tiled hearth and exposed brick over, uPVC double glazed bay window, radiator.



Dining Kitchen 59'0"29'6" x 32'9"22'11" (18'09 x 10'07)



A range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with drainer, integrated slimline dishwasher, gas cooker point and space for a range style cooker, extractor hood over, plumbing for washing machine, inset spotlights in the kitchen area, uPVC double glazed window to the side aspect, part tiled walls, breakfast island area with cupboards and space for a fridge, uPVC door leading out to the covered porch area, uPVC double glazed window to the rear, exposed fireplace with brick inset and exposed brick arch over, tiled hearth, laminate flooring.

First Floor Landing



Airing cupboard, loft access, uPVC double glazed window to the side aspect.

Bedroom One 36'1"0"0" x 32'9"16"4" (11'00 x 10'05)



A double sized bedroom with built-in wardrobes with mirrored doors, uPVC double glazed window to the front aspect, radiator.



Bedroom Two 32'9"19'8" x 26'2"22'11" (10'06 x 8'07)



A second double sized bedroom with a uPVC double glazed window to the rear aspect, radiator, fitted wardrobe with over head storage.

Bedroom Three 22'11"9'10" x 22'11"13'1" (7'03 x 7'04)



A good sized single bedroom with laminated flooring, uPVC double glazed window to the front aspect, radiator.

Bathroom 22'11"32'9" x 16'4"19'8" (7'10 x 5'06)



White bathroom suite comprising panelled bath with mixer shower over, pedestal wash hand basin, low level W.C. Heated towel rail, fully tiled walls, uPVC double glazed windows, tiled flooring.

Outside



The property has spacious wrap around gardens, laid to lawn with flower, shrubs, hedging and mature trees, there are pleasant patio seating areas, summer house and wooden garden shed. Covered porch area from the kitchen having adjoining outbuilding that provides useful storage space and power points. Note: this could be used as a utility area if so desired.



Tenure and Possession

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

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.



Viewings

Via prior arrangement through Graham Watkins & Co.

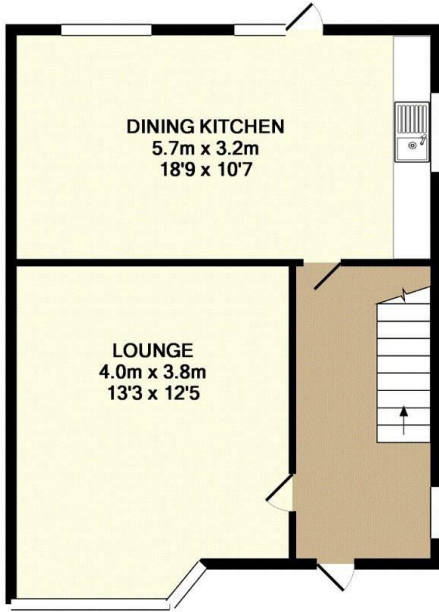
Council Tax and Local Authority

We believe that the property is in band C and the local authority is Staffordshire Moorlands District Council

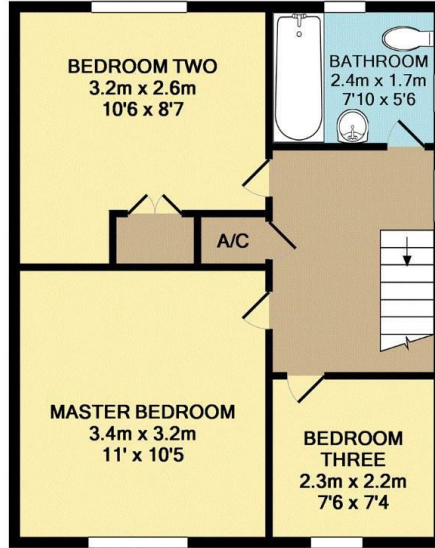
Services

We believe the property is connected to mains services.

Floor Plan

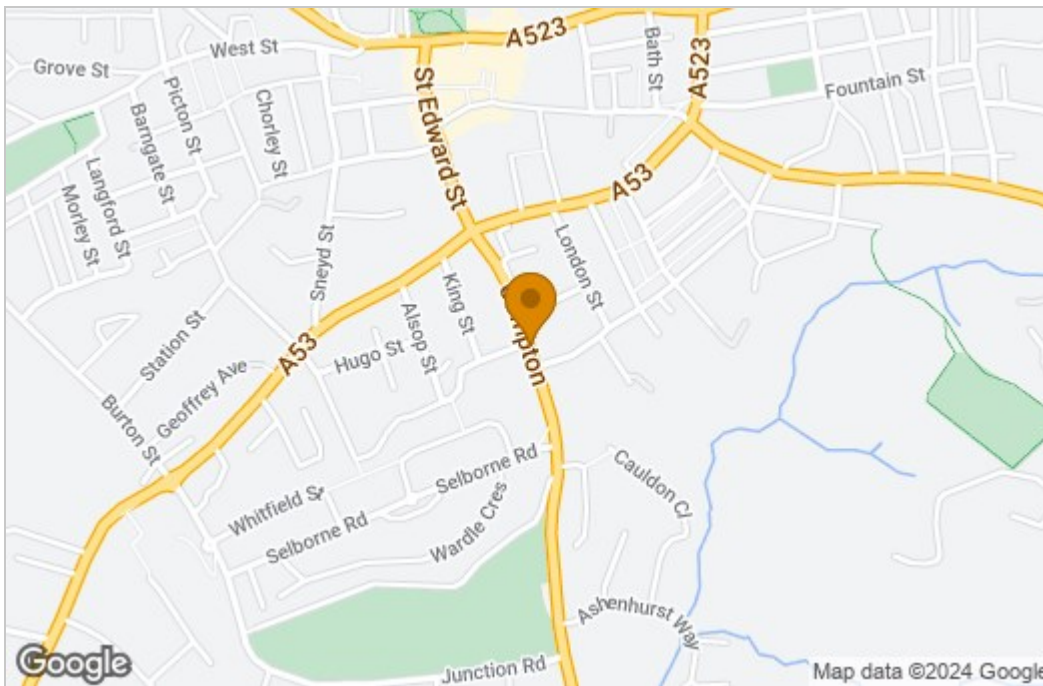


GROUND FLOOR

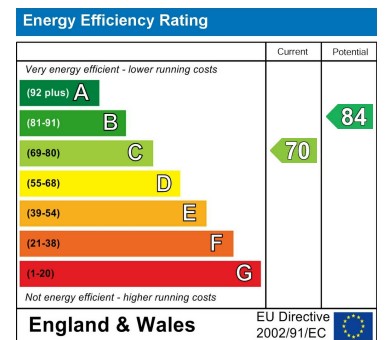


FIRST FLOOR

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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