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# Leaside Avenue, Rugeley

**£300,000**

## Features

- NO UPWARD CHAIN
- GOOD SIZED PROPERTY THROUGHOUT
- ADJACENT TO TRENT AND MERSEY CANAL
- QUIET CUL DE SAC LOCATION

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
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## Full Description

### Entrance Hallway

Approached from upvc double glazed front entrance door with side screen. Having two ceiling light points, tiled flooring, radiator, useful storage cupboard housing combination boiler and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, half tile to walls, tiled flooring and upvc double glazed window to front aspect.

### Lounge 4.57m x 3.38m (15'0" x 11'1")

Having inset ceiling lights, radiator and upvc double glazed window to front aspect.

### Family Breakfast Kitchen 5.69m x 3.53m (18'8" x 11'7")

Being fitted with a range of cream wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Gas Range with extractor over, inset ceiling lights, tiled flooring, radiator, useful larder cupboard and window to rear aspect, overlooking the Garden.

### Utility Room 2.87m x 2.03m (9'5" x 6'8")

Having work surface with appliance spaces below. Ceiling light point, tiled flooring and upvc double glazed door to Rear Garden.

### Second Reception Room 5.56m x 4.93m (18'3" x 16'2")

Having feature wall mounted electric fire. Ceiling light point, radiator and upvc double glazed window to side aspect. French upvc double glazed doors to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

### Master Bedroom 4.80m x 3.63m (15'9" x 11'11")

Being fitted with two built in wardrobes. Inset ceiling lights, radiator and upvc double glazed windows to side and rear aspects. Door to En Suite.

### En Suite Shower Room

Comprising double walk in shower cubicle, pedestal hand wash basin and w.c. Inset ceiling lights, extractor fan, heated towel rail. half tile to walls, tiled flooring and upvc double glazed window to front aspect.

### Bedroom Two 3.43m x 2.95m (11'3" x 9'8")

Having ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Three 3.76m x 3.43m (12'4" x 11'3")

Having ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Four 3.45m x 2.67m (11'4" x 8'9")

Having inset lights, radiator and upvc double glazed window to rear aspect.

### Bedroom Five 2.46m x 2.34m (8'1" x 7'8")

Having ceiling light point, radiator, built in cupboard and upvc double glazed window to rear aspect.

### Bathroom

Comprising spa bath with shower over with screen, vanity hand wash basin and w.c. Inset ceiling lights, extractor fan, heated towel rail, tiled walls and flooring and upvc double glazed window to rear aspect.

### Outside

The front of the property having a block paved drive way. Please note the neighbouring property does have rights of access across the area to get to the neighbouring bungalow. The enclosed rear garden having a

covered patio, path to lawn with borders with views overlooking the Trent and Mersey Canal.

**Agents Note**

The property has solar panels installed. Please ask agents for further details.

**Agents Notes**

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

## Property Photos

## Property Location

