



15 Hazel Grove

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

15 Hazel Grove

Leek

Staffordshire, ST13 8UU

- An opportunity to purchase a two bedroom detached bungalow situated in the West End of Leek on a small cul-de-sac.
- * The property does require some internal decoration and presents the opportunity for the buyer to put their own stamp on it.
- The bungalows accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, Inner Hallway, Two Bedrooms, Shower Room and Conservatory.
- A driveway provides ample off road parking and leads to a detached garage.
- Benefiting from double glazing and gas fired central heating.
- Gardens are located to the front and rear.
- Not overlooked from the rear aspect with good views over the surrounding area.

Offers in the region of: £235,000



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Leek Office - 01538 383344



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**BURY &
HILTON**
EST. 1988





Accommodation

Entrance Hall

Storage cupboard off.

Kitchen 10'3 x 8'11 (3.12m x 2.72m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Rear door. Plumbing point. Cooker point.

Living Room 17'10 x 9'10 (5.44m x 3.00m)

Bay window. Radiator. Gas fire. Coving.

Inner Hall

Radiator. Loft access.

Bedroom 11'11 x 9'9 (3.63m x 2.97m)

Radiator.

Bedroom 8'10 x 8'4 (2.69m x 2.54m)

Radiator.

Conservatory 9'10 x 9'10 (3.00m x 3.00m)

Radiator. Tiled floor.

Shower Room

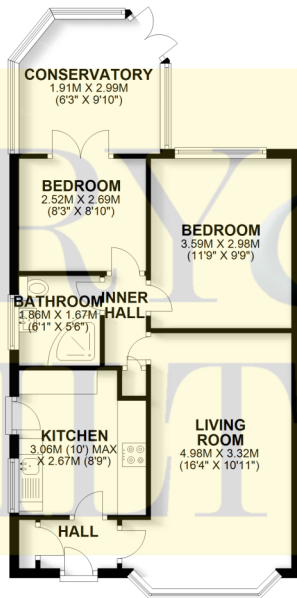
Shower cubicle. W.c. Wash basin. Radiator.

Outside

A driveway provides ample off road parking and leads to a detached garage. Gardens are located to the front and rear. Excellent views towards Ladderedge.

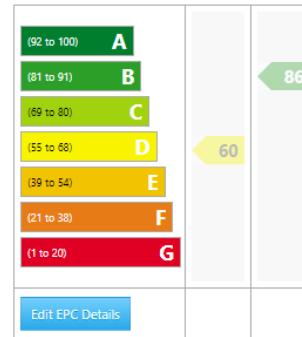


GROUND FLOOR
APPROX. 58.7 SQ. METRES (631.7 SQ. FEET)



TOTAL AREA: APPROX. 58.7 SQ. METRES (631.7 SQ. FEET)

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band C & D

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their



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