



104 Burton Street

Leek



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

104 Burton Street
Leek
Staffordshire, ST13 8BX

A most conveniently situated individually designed and built detached bungalow, located in a highly sought after area in the West End of town, being well placed for travelling into the town centre and for all age group local schools.

The property provides good sized two double bedroomed accommodation with well dimensioned rooms throughout and enjoys the benefit of gas central heating and double glazing.

Externally there are reasonable size gardens to both front and rear and a driveway and detached garage located to the rear of the property provide good off road parking facilities.

This is an ideal property for retirement or has scope to extend into the roof space, subject to any necessary consents.

Internal inspection most strongly recommended.

Offers in the region of: £349,950



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Leek Office - 01538 383344



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**BURY &
HILTON**
EST. 1978





Accommodation

Open Fronted Storm Porch

Entrance Hall

Radiator. Fitted carpet.

Lounge 17'7 x 12'1 (5.36m x 3.68m)

With feature brick fire surround and chimney breast and tiled hearth with coal effect gas stove. Radiator. Fitted carpet.

Dining Kitchen 15'5 x 12'4 (4.70m x 3.76m)

Fully fitted with a comprehensive range of units consisting of stainless steel sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker with extractor over. Radiator. Feature brick wall. Part tiled and part carpeted flooring. Sliding patio windows leading from the dining area to the rear garden.

Utility 9' x 6'5 (2.74m x 1.96m)

Stainless steel sink unit, working surfaces and wall cupboards. Radiator. tiled flooring. Loft ladder gives access to boarded roof space.

Bedroom One 12'6 x 12' (3.81m x 3.66m)

With radiator. Fitted carpet.

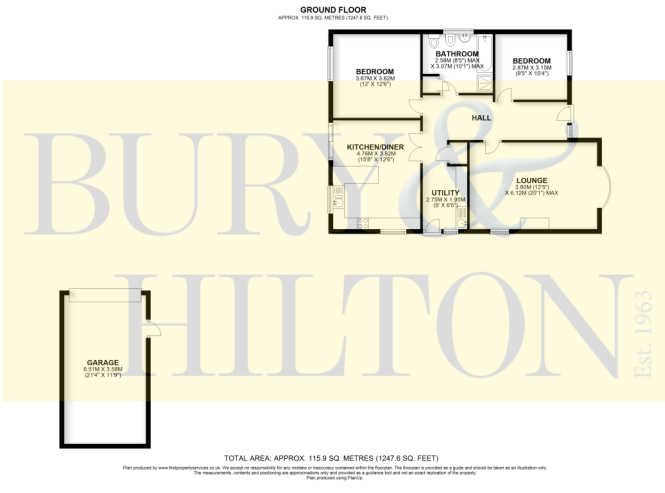
Bedroom Two 10'3 x 9'5 (3.12m x 2.87m)

Radiator.

Bathroom 10'1 x 8'6 (3.07m x 2.59m)

With suite comprising bath, wash basin, WC, bidet and shower cubicle. Radiator. Part tiled walls and tiled flooring. Airing cupboard off.





Outside

Block paved driveway and paths provide off road parking facilities and lead to a DETACHED GARAGE located at the rear of the property.

Well stocked front garden, paved rear patio and rear garden with lawns and borders. Outside water tap.

Services

All mains services.
Gas central heating.
Upvc double glazing.

Tenure & Possession

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

Council Tax Band & EPC Rating: Band D & 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



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