



9 Moss Park Avenue

Werrington



Part of Bagshaws LLP

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



**9 Moss Park Avenue  
Leek  
Staffordshire, ST9 0LS**

- This spacious three bedroom semi-detached bungalow is in an excellent location close to the local amenities and road networks.
- A much loved home that now provides the opportunity to modernise and put your own stamp on it.
- The bungalow occupies a pleasant sized plot with off road parking, covered car port and gardens to the front and rear aspects with a superb open aspect view towards Wetley Common
  - Situated in a well established and popular residential area.
  - Benefiting from double glazing and gas fired central heating.
- The accommodation briefly provides: Entrance Hall, good size Living Room & Dining Room, Kitchen, Bedroom and Bathroom to the ground floor. Landing Area and Two Bedrooms to the first floor.
- The property maybe of interest to those looking to downsize or retire to and is offered For Sale with No Upward Chain involved.

**Offers Over: £175,000**



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Leek Office - 01538 383344



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**BURY &  
HILTON**  
EST. 1984







## Accommodation

### Entrance Hall

Radiator. Storage cupboard.

### Living Room 10'10 x 14'4 (3.30m x 4.37m)

Coal effect gas fire. Radiator.

### Dining Room 11'9 x 10'5 (3.58m x 3.18m)

Radiator. Stairs off. Cupboard housing tank. Understairs storage.

### Kitchen 9'9 x 7'10 (2.97m x 2.39m)

Wall and base units. Stainless steel sink unit with drainer. Cooker point. Rear door. Radiator.

### Bedroom 8'7 x 9'11 (2.62m x 3.02m)

Radiator.

### Bathroom 5'5 x 6'1 (1.65m x 1.85m)

Bath. W.c. wash basin. Radiator.

### Landing Area

Access to:

### Bedroom 11'10 x 9'10 (3.61m x 3.00m)

Radiator. Storage cupboard. Fitted wardrobes.

### Bedroom 11'10 x 6'11 (3.61m x 2.11m)

Radiator.

### Outside

The bungalow occupies a pleasant sized plot with off road parking, covered car port and gardens to the front and rear aspects with a superb open aspect view towards Wetley Common

### Tenure & Possession

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







### Council Tax Band 'B'

### 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 employees are not authorised to give any warranties or representations in relation to the sale.



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