



29 Mountside Gardens

Leek



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

29 Mountside Gardens

Leek

Staffordshire, ST13 6ND

- A beautifully presented four bedroom detached family home situated on a very sought after & well established residential development just on the outskirts of the town.
- Upvc double glazing, gas fired central heating and boasts a quiet cul-de-sac position with school playing fields to the rear.
 - Many improvements including new Kitchen, Bathroom, En-Suite & Conservatory
- Close to some lovely walks along The Mount and is easily accessible to the town centre
 - Entrance Hall, W.c, Kitchen / Dining Room and Conservatory with feature bi-fold doors to ground floor. Landing Area, Master Bedroom with En-Suite, three further Bedrooms and Bathroom to first floor.
 - Driveway to the front providing ample off street parking.
- Fabulous landscaped rear garden set over two levels with paved patio area to the lower level and a low maintenance garden area on the top level with an artificial garden area, decked area and children's play area all backing onto the school playing fields.
 - Internal inspection of this well appointed family homes comes strongly advised.
 - offered For Sale with No Upward Chain involved.

Offers in the region of: £399,950



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HILTON**
EST. 1978





Accommodation

Entrance Hall

Radiator. Laminate Flooring, Stairs off. Spotlights. Understairs storage.

WC 5'5 x 4'3 (1.65m x 1.30m)

W.c. Wash basin with storage unit below. Heated towel rail. Tiled floor. Spotlights.

Kitchen Area 12'6 x 10'5 (3.81m x 3.18m)

Wall and base units. Sink unit with drainer and mixer tap. Cooker point. Extractor unit. Integrated dishwasher. Wine chiller. Inset breakfast island with integrated double fridge with freezer compartment. Radiator. Stable style rear door. Tiled floor.

Sitting/Dining Area 9'10 x 8'6 (3.00m x 2.59m)

Tiled floor. Radiator. Access to:

Conservatory 11' x 7'6 (3.35m x 2.29m)

Feature bi-fold doors to side. 16'7 x 10'7

Living Room 16'7 x 10'7 (5.05m x 3.23m)

Radiator. Laminate flooring. Spotlights. Feature built-in electric fire. Bay window with sitting area and storage below.

Landing Area

Loft access with pull down ladders and boarded for storage.

Master Bedroom 13' x 10'9 (3.96m x 3.28m)

Radiator. Bay window. Spotlights

En-Suite Shower Room 7'8 x 3'7 (2.34m x 1.09m)

Double shower cubicle. Wash basin with storage unit below. Tiled walls. Tiled floor. Spotlights.

Bedroom 12'7 x 8'7 (3.84m x 2.62m)

Radiator.

Bedroom 8'8 x 8'7 (2.64m x 2.62m)

Radiator.

Bedroom 10'10 x 6'7 (3.30m x 2.01m)

Radiator. Fitted wardrobes.

Bathroom 7'9 x 5'5 (2.36m x 1.65m)

P-shape bath with shower over. W.c. Wash basin. Heated towel rail. Tiled walls. Tiled floor. Spotlights.





Outside

Driveway to the front providing ample off street parking. To the rear is a fabulous landscaped garden set over two levels with paved patio area to the lower level and a low maintenance garden area on the top level with an artificial garden area, decked area and children's play area all backing onto the school playing fields.

The garage has been converted into a office area and utility / storage area.

Office (6'5 x 8'4) - Power and lighting, spotlights and windows to front aspect.

Utility Area (9'7 x 8'10) - Power and lighting, Belfast sink unit with mixer tap, plumbing point and side access door.

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

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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