



40 Park Road

Leek



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

**40 Park Road**  
Leek  
Staffordshire, ST13 8JT

- A very well presented and deceptively spacious three bedroom mid-terrace property located on a popular and well established residential street just on the outskirts of the town centre.
- The property is ideally located for the town centre and Brough Park and also benefits from Upvc double glazing and gas fired central heating.
- Accommodation briefly comprises: Entrance Hall, Lounge, Dining Area and Kitchen to the ground floor. Landing Area, Three good sized Bedrooms and Bathroom to the first floor.
- Forecourted garden area to the front and low maintenance rear garden area with paved patio and display borders.
  - May be of interest to families.
  - Viewing highly recommended.

**Offers in the region of: £185,000**



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Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &  
HILTON**  
EST. 1984





## Accommodation

### Entrance Hall

Radiator. Stairs off. Storage cupboard.

### Living Room 17'1 x 12'7 (5.21m x 3.84m)

Radiator. Spotlights. Electric fire. Laminate flooring.

### Dining Area 9'11 x 8'1 (3.02m x 2.46m)

Radiator. Laminate flooring. Double doors to rear garden.

### Kitchen Area 11'6 x 9'10 (3.51m x 3.00m)

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Gas hob, electric oven and extractor unit above. Plumbing point. Laminate flooring. Spotlights. Rear door.

### Landing Area

Cupboard housing central heating boiler. Loft access.

### Bedroom 13'3 x 11'2 (4.04m x 3.40m)

Radiator.

### Bedroom 11'2 x 9'6 (3.40m x 2.90m)

Radiator.

### Bedroom 10'5 x 8'10 (3.18m x 2.69m)

Radiator.

### Bathroom 8'10 x 5'5 (2.69m x 1.65m)

Bath with shower over. W.c. Wash basin. Radiator. Spotlights. Coving.

### Outside

Forecourted garden area to the front and low maintenance rear garden area with paved patio and display borders.





**Tenure & Possession**

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

**Council Tax Band & EPC Rating:** Band B & D

**Viewing**

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

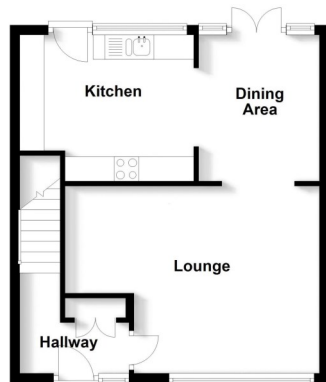
**Method of Sale**

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.

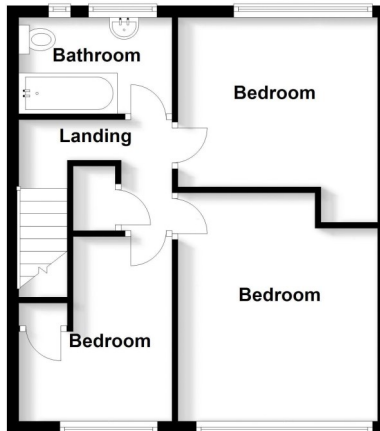
**Ground Floor**  
Approx. 42.4 sq. metres (456.1 sq. feet)



Area: approx. 84.8 sq. metres (912.3 sq. feet)

There may be some discrepancy or inaccuracy contained within the floorplan. The floorplan is provided for illustration only. The measurements, contents and positioning are approximate and not an exact replication of the property.

**First Floor**  
Approx. 42.4 sq. metres (456.1 sq. feet)



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T** : 01538 383344

**E** : info@buryandhilton.co.uk

**www.buryandhilton.co.uk**

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