



# 7 Mount Square

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 7 Mount Square

Leek

Staffordshire

ST13 5DA

A contemporary four bedroom family home set over three floors offering spacious living accommodation and cutting edge design.

Superb edge of town cul-de-sac location and yet offers easy access to town centre amenities and for travelling out to the Peak District.

Gas fired central heating and double glazing throughout.

Briefly comprises: Entrance Hall, Living Room, Kitchen / Dining Room with integrated appliances, Utility Room and W.c to the ground floor. Landing Area, Bedroom with En-Suite facility and walk-in Dressing Room, Two further Bedrooms and Family Bathroom to the first floor. Landing Area and Master Bedroom with En-Suite Shower Room.

Block paved driveway to the front leading to an attached single garage.

Lawned garden to front with a good sized and very private garden to rear with large paved patio area, lawned area and woodland beyond.

Viewing is highly recommended to appreciate this homes location, plot and spacious accommodation. No Upward Chain involved.

**Offers in the region of : £400,000**



4



1



3



B

Council Tax  
Band

E



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# Accommodation

## Entrance Hall

Stairs off. Underfloor heating.

## Living Room 12'8 x 18'2 (3.86m x 5.54m)

Electric fire. Coving. Spotlights. Underfloor heating.

## Kitchen/Diner 11'9 x 15'10 (3.58m x 4.83m)

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Gas hob, electric oven, grill and extractor unit above. Integrated fridge, freezer and dishwasher. Patio doors to rear. Spotlights. Understairs storage. Underfloor heating.

## Utility Room 5'5 x 5' (1.65m x 1.52m)

Plumbing point. Access to garage. Underfloor heating.

## WC 5'4 x 3' (1.63m x 0.91m)

W.c. Wash basin. Underfloor heating.

## Landing Area

Stairs off. Radiator.

## Bedroom 12'8 x 9'1 (3.86m x 2.77m)

Radiator. Spotlights.

## Dressing Room 6'5 x 7'8 (1.96m x 2.34m)

Radiator.

## En-Suite 3'10 x 8'3 (1.17m x 2.51m)

Shower cubicle. W.c. Wash basin. Heated towel rail. Spotlights.

## Bedroom 11'9 x 9'1 (3.58m x 2.77m)

Radiator.

## Bedroom 15' x 8'4 (4.57m x 2.54m)

Radiator. Sky light. Storage cupboard.





**Family Bathroom** 7'8 x 6'5 (2.34m x 1.96m)  
Bath. W.c. Wash basin. Heated towel rail. Spotlights.

**Master Bedroom** 16'9 x 12'8 5.11m x 3.86m)  
Radiator. Sky light x 2. Storage cupboard x 2.

**En-suite** 5'11 x 4'9 (1.80m x 1.45m)  
Shower cubicle. W.c. Wash basin. Heated towel rail. Sky light.

**Outside**  
Block paved driveway to the front aspect providing off street parking and leading to an attached single garage. Lawned garden to front with a good sized and very private garden to rear with large paved patio area, lawned area and woodland beyond.



**Agent's Notes**  
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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