



5 Lorien Close
Leek



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

5 Lorien Close

Leek
Staffordshire
ST13 8NY

- * This three bedroom semi-detached property occupies a superb position in the West End of town, having far reaching views over Leek and the surrounding countryside.
- * The property is a short walk away from Woodcroft First School and the Westwood Schools.
- * The accommodation is of a split level format, which comprises of an Entrance Porch, Hallway and Dining Kitchen, Living Room, Landing Area, Three Bedrooms and Bathroom.
- * The property benefits from Upvc double glazing.
- * To the front of the property is a driveway providing off street parking leading to an attached single garage.
- * Garden areas to both front and rear aspects with lawned areas, display borders and paved patio areas, excellent rear views.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £229,950



3



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1



E



acre(s)



Leek - 01538 383344



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General Information

Entrance Porch

Access to:

Entrance Hall

Fitted carpet

Breakfast Kitchen

Stainless steel sink unit, base units, working surfaces, wall cupboards and breakfast bar. Split level cooker. Tiled flooring.

Lounge

With feature stone surround and TV shelf. Patio windows. Fitted carpet.

Conservatory

Night storage heater. French windows. Tiled flooring.

Stairs to:-

With fitted carpet.

Bedroom

Window to rear

Bedroom

Fitted wardrobes and cupboards. Fitted carpet.

Stairs to landing

Airing cupboard off. Fitted carpet.

Bedroom

Fitted wardrobes and dressing table. Fitted carpet.

Bathroom

Half tiled walls and suite comprising bath, wash basin and w.c. Fitted carpet.

Outside

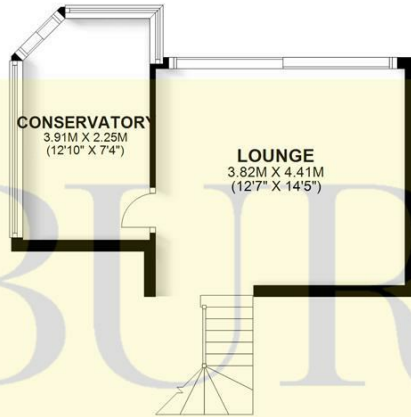
Driveway provides off road parking facility and leads to an ATTACHED GARAGE.

Gardens to front and rear.

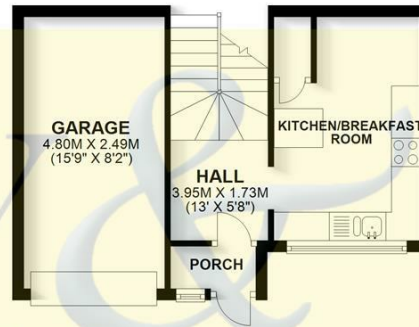
Viewing

By prior appointment through the Agents.

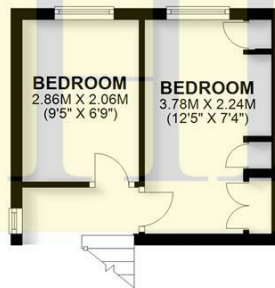
LOWER GROUND FLOOR
APPROX. 25.7 SQ. METRES (276.2 SQ. FEET)



GROUND FLOOR
APPROX. 31.1 SQ. METRES (335.0 SQ. FEET)



FIRST FLOOR
APPROX. 16.7 SQ. METRES (179.2 SQ. FEET)



SECOND FLOOR
APPROX. 14.2 SQ. METRES (153.3 SQ. FEET)



TOTAL AREA: APPROX. 87.7 SQ. METRES (943.7 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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