

7 Sneyd Avenue
Leek



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

7 Sneyd Avenue
Leek
Staffordshire, ST13 5HT



* This extended three bedroom semi-detached property is located in a quiet cul-de-sac position just on the edge of the town centre offering easy access to shops and amenities.
* The property requires updating and improvement but offers a great opportunity to go in and put your own stamp on it.
* The property benefits from double glazing and the accommodation briefly comprises: Entrance

Offers In The Region Of
£185,000

Leek - 01538 383344

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Entrance Hall
Stairs off. Storage cupboard. Feature stained glass window. Electric heater.

Living Room
11'1" x 10'2"
Bay window. Open fire.

Lounge
10'5" x 10'2"
Electric heater. Open fire.

Kitchen
12'11" x 8'0"
Wall and base units. Stainless steel sink unit with drainer. Rear door.

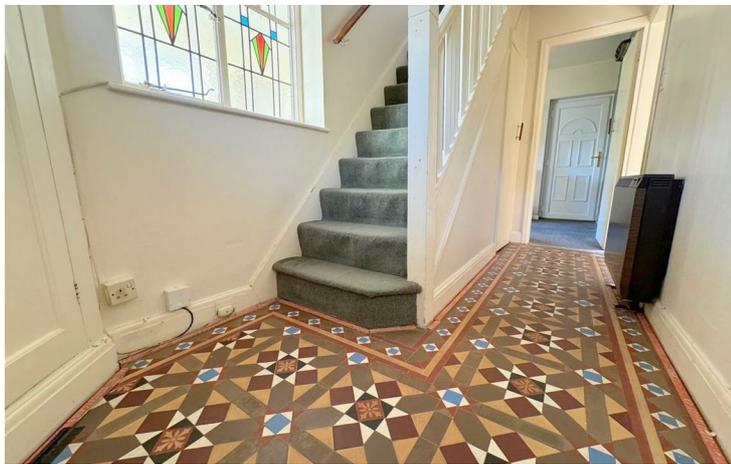
Dining Room / Utility Room
12'7" x 5'10"
Storage heater. Side door.

Landing Area
Loft access.

Bedroom
14'2" x 10'2"
Bay window. Fitted wardrobes.

Bedroom
10'2" x 8'5"
Electric heater. Fitted wardrobes.

Bedroom
8'11" x 5'10"
Built-in storage cupboard.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		80
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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