



Barngate Street

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

22 Barngate Street

Leek , Staffordshire

ST13 8AP

- * * Bury & Hilton are pleased to offer For Sale this modern three bedroom end town-house located on a popular residential street in the West-End of the town.
- * Ideally located for the town centre, shops and within the catchment area of the popular Westwood schools.
- * The property is part of a small cul-de-sac development of homes which benefit from their own private secure parking via the double gates.
- * This is the larger of the houses in terms of living space and benefits from an open-plan living room, large kitchen and dining area combined and master bedroom with en-suite facility.
- * The ground floor entrance hallway consists of one double and one single bedroom and a family bathroom, hallway with under-stairs storage, intercom for pedestrian and vehicular access and rear exit to a private patio and parking area.
- * The property is considered an ideal family home and is offered For Sale with No Upward Chain involved.

Offers in the region of: £180,000



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2



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Council Tax
Band

B



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Accommodation

Entrance Hall

Radiator. Tiled floor. Stairs off.

Bedroom 19'3 into bay x 10' (5.87m into bay x 3.05m)

Radiator. Bay window.

Bedroom 10'1 x 7'9 (3.07m x 2.36m)

Radiator.

Bathroom

Bath. W.c. Wash basin. Radiator.

Kitchen / Dining Area 17'10 x 15' into bay (5.44m x 4.57m into bay)

Wall and base units. Gas hob, electric oven and extractor unit. Stainless steel sink unit with drainer and mixer tap. Radiator x 2. Stairs to:



Living Room 18'3 x 11'1 (5.56m x 3.38m)

Gas fire. Radiator x 2.

Master Bedroom 14'5 x 12'(4.39m x 3.66m)

Radiator.

En-Suite

Shower cubicle. W.c. Wash basin. Radiator.

Outside

Gated access to the courtyard area and an allocated parking space. Rear paved yard area.



Agents Note

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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