



# 24 The Walks

Leek



Part of Bagshaws LLP

Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 24 The Walks

Leek

Staffordshire, ST13 8BY

This property is delightfully situated in an elevated position in what is a popular and sought after cul-de-sac location on the outskirts of town, enjoying extensive views to the front across town towards Birchall.

The property itself has been well maintained by the present owner and provides good sized two bedroomed accommodation with well dimensioned rooms throughout. The property enjoys the benefit of gas central heating and upvc double glazing and has gardens to front and rear.

This is a property which is ideally suitable for first time buyers or for investment, with no upward chain involved.

Internal inspection is strongly recommended

**Offers in the region of: £149,950**



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Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &  
HILTON**  
EST. 1984





## Accommodation

### Entrance Hall

With laminate flooring. Radiator.

### Lounge 12'11 x 11'10 (3.94m x 3.61m)

With wall mounted electric fire. Radiator. Laminate flooring.

### Kitchen 11'9 x 8'4 (3.58m x 2.54m)

Fully fitted with a range of units consisting of stainless steel sink unit with drainer, rinsin bowl and mixer tap. Base units, working surfaces and wall cupboards. Plumbing for automatic washing machine. Gas cooker. Radiator. Wall mounted gas central heating boiler. Under stairs storage off.

### Rear Porch

Being upvc framed. Tiled flooring. Pedestrian door to rear garden.

### Separate Toilet

With low level WC.

### Stairs to Landing

With fitted carpet.

### Bedroom One 12'8 max x 10'2 (3.86m max x 3.10m)

With range of fitted wardrobes and storage cupboard. Radiator. Fitted carpet.

### Bedroom Two 16'10 x 8'11 (5.13m x 2.72m)

With radiator. Fitted carpet.

### Bathroom 8'11 x 4'10 (2.72m x 1.47m)

With suite comprising bath, wash basin and WC. Part tiled walls. Radiator.





**Outside**

Reasonable size gardens to front and rear.

**Services**

All mains services.  
Gas central heating.  
Upvc double glazing.

**Tenure & Possession**

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

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

**Viewing**

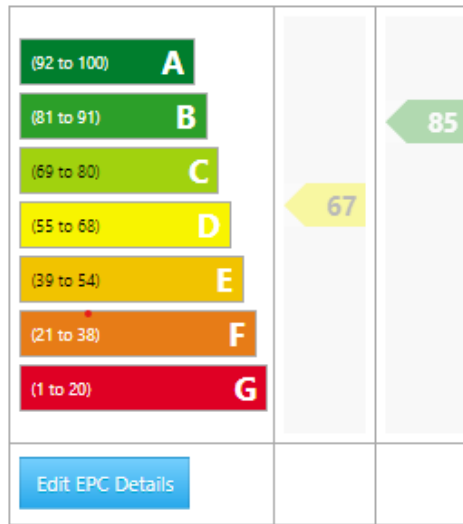
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

**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.



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