



# Milltown Way

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership



## 7 Milltown Way

Leek,  
Staffordshire  
ST13 5SZ

- \* Bury & Hilton are pleased to offer this immaculate three bedroom detached family home, situated in a popular residential location, being close to the town and schools.
- \* This property is well presented with spacious living and bedroom accommodation benefiting from two reception rooms, breakfast kitchen with separate utility room.
- \* To the first floor are three good sized bedrooms, the master having en-suite shower facilities, together with the family bathroom fitted with a modern white suite.
- \* Benefiting from Upvc double glazing, gas fire central heating and security alarm system.
- \* This home is nestled on a good sized plot offering ample off road parking to the front and private enclosed rear gardens laid to an Indian stone patio and display borders.
- \* An ideal family purchase.
- \* Offered with No Upward Chain Involved.

**Offers in the region of : £345,000**



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TBC

Council Tax Band

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Leek Office - 01538 383344



leek@buryandhilton.co.uk





# Accommodation



## Entrance Hall

Radiator. Stairs off. Coving. Understairs storage.

## W.c

W.c. Wash basin. Heated towel rail.

## Living Room 14'11 x 10'11 (4.55m x 3.33m)

Radiator x 2. Bay window. Coving. Electric fire with feature surround. Wall light point x 2. Double doors to:

## Dining Room 8'7 x 9'8 (2.62m x 2.95m)

Radiator. Coving. Sliding doors to:

## Conservatory 10'6 x 12'9 (3.20m x 3.89m)

Tiled floor. Radiator x 2. Door to side.

## Kitchen 10'11 x 11'4 (3.33m x 3.45m)

Wall and base units. Granite work tops with in-set sink unit with drainer area, rinser bowl and mixer tap. Gas hob with extractor unit above. Double oven. Breakfast bar. Radiator. Integrated fridge, freezer and dishwasher.

## Utility Room 8'7 x 5' (2.62m x 1.52m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Rear door. Radiator. Access to garage. Pantry off.

## Landing Area

Loft access. Radiator.

## Bedroom 11'2 x 10'6 (3.40m x 3.20m)

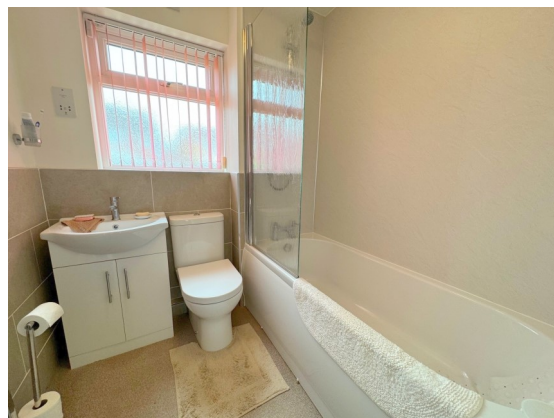
Radiator. Built-in wardrobe.

## En-Suite 5'3 x 6'5 (1.60m x 1.96m)

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

## Bedroom 8'5 x 6'7 (2.57m x 2.01m)

Radiator. Fitted wardrobe.



### **Bathroom 6'1 x 6'1 (1.85m x 1.85m)**

Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail.

### **Outside**

This home is nestled on a good sized plot offering ample off road parking to the front and an enclosed rear garden laid to a stone patio and display borders.

### **Viewing**

By prior appointment via Bury & Hilton Leek office  
01538 383344

AWAIT FLOORPLAN

### **Agents Note**

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6 Market Street, Leek, Staffordshire, ST13 6HZ

**T** : 01538 383344

**E** : leek@buryandhilton.co.uk

**www.buryandhilton.co.uk**

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