



# Breffni, Spicerstone Estate

Leekbrook



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## Breffni, Spicerstone Estate

Leekbrook

Staffordshire, ST13 7DS

This spacious three bedroom family home is located in a superb semi-rural position at Leekbrook in a small cul-de-sac setting.

The property enjoys a pleasant outlook from both front and rear aspects and backs onto open fields and woodland.

Benefiting from Upvc double glazing and oil fired central heating system.

Briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen / Diner, Inner Hall with access to the garage and a Utility Room / W.c to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.

Driveway to the front providing off street parking leading to an attached single garage.

A fabulous rear garden area laid mainly to lawn with patio area, storage shed and display borders and fields to rear.

Offered For Sale with No Upward Chain Involved.

**Offers in the region of: £295,000**



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TBA



Leek Office - 01538 383344



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HILTON**  
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# Accommodation

## Entrance Hall

Stairs off. Radiator.

## Living Room 13'11 x 11'8 (4.24m x 3.56m)

Radiator. Electric fire.

## Dining Room 10'7 x 13'11 (3.23m x 4.24m)

Radiator x 2. Pantry off. Log burner.

## Kitchen 20' x 6' (6.10m x 1.83m)

Wall and base units. Stainless steel sink unit with double drainer. Radiator. Rear door. Central heating boiler. Cooker point. Understairs storage.

## Inner Hall

Access to garage.

## Utility/WC 8'1 x 5'10 (2.46m x 1.78m)

W.c. Stainless steel sink unit with drainer. Radiator. Tiled floor. Tiled walls.

## Landing

Loft access.

## Bedroom 14' x 9'9 (4.27m x 2.97m)

Radiator.

## Bedroom 8'7 x 7'9 (2.62m x 2.36m)

Radiator. Built-in storage.

## Bedroom 6' x 8'8 (1.83m x 2.64)

Radiator. Built-in storage.

## Shower Room

Corner shower cubicle. W.c. Wash basin. Heated towel rail. Tiled walls. Airing cupboard.





### Outside

Driveway to the front providing off street parking leading to an attached single garage. A fabulous rear garden area laid mainly to lawn with patio area, storage shed and display borders and fields to rear.

Garage (14'11 x 9'4) with power and lighting and storage room off.

### Tenure & Possession

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

**Council Tax Band & EPC Rating:** Band C & TBC.

### 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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