



Peak View

Leek



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

1 Peak View

Leek

Staffordshire, ST13 5SX

- * A beautifully presented four bedroom detached property located in a very popular and well established residential area just on the outskirts of the town centre.
- * The property is situated on the corner of a quiet cul-de-sac and benefits from Upvc double glazing, gas fired central heating and security alarm system.
- * Accommodation briefly comprises: Entrance Hall, W.c, Dining Room, Living Room and a fabulous fitted Kitchen with integrated appliances and breakfast island to the ground floor. Landing Area, Master Bedroom with En-Suite, three further Bedrooms and family Bathroom to the first floor.
- * Block paved driveway to the front providing ample off street parking leading to a single integral garage.
- * Low maintenance rear garden area which is mainly paved with display borders.
- * A perfect family home situated within close proximity of the town centre and with easy access to the surrounding towns of Ashbourne, Macclesfield, Buxton and into the towns of Stoke-on-Trent.
- * A viewing of this well appointed family home comes strongly recommended.

Offers in the region of: £395,000



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Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1978





Accommodation

Entrance Hall

Radiator. Stairs off. Karndean flooring. Covings.

W.c

W.c. Wash basin. Radiator. Covings.

Living Room

Feature log burner. Double doors to rear garden area. Covings. Wall light point x 2. Radiator.

Dining Room (10'2 x 9'7 (3.10m x 2.92m))

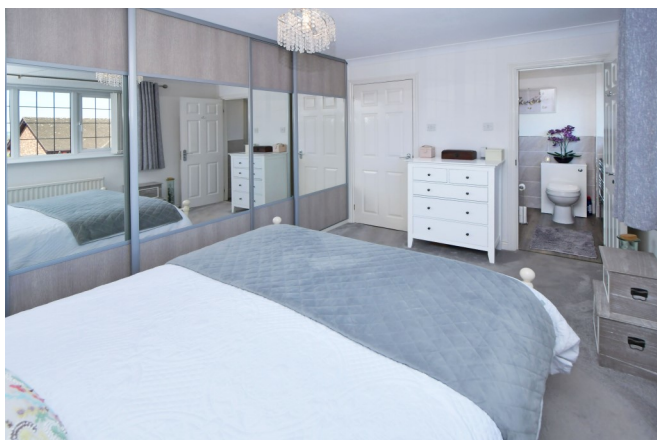
Radiator. Bay window. Covings.

Kitchen 17'4 x 11'3 (5.28m x 3.43m)

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Electric oven. Microwave / grill. Gas hob with extractor unit above. Integrated dishwasher, washing machine and fridge x 2. Covings. Side door. Radiator x 2. Central breakfast island with built-in storage and plug / usb charger tower. Pantry off. Access to garage.

Landing Area

Loft access (part boarded, access ladder and light). Airing cupboard and linen store.



Master Bedroom 12'7 x 10'9 (3.84m x 3.28m)

Radiator. Fitted wardrobes. Covings.

En-Suite 6' x 5'6 (1.83m x 1.68m)

Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail.



Bedroom 16'11 x 8'3 (5.16m x 2.51m)

Radiator. Front and rear windows. Covings. Loft access. Eaves storage.

Bedroom 9'2 x 8'3 (2.79m x 2.51m)

Radiator. Covings.



Bedroom 9'4 x 8'2 (2.84m x 2.49m)

Radiator. Coving.

Bathroom 6'11 x 5'11 (2.11m x 1.80m)

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

Outside

A block paved driveway to the front provides ample off street parking leading to a single integral garage with low maintenance rear garden area which is mainly paved with display borders.

Viewing

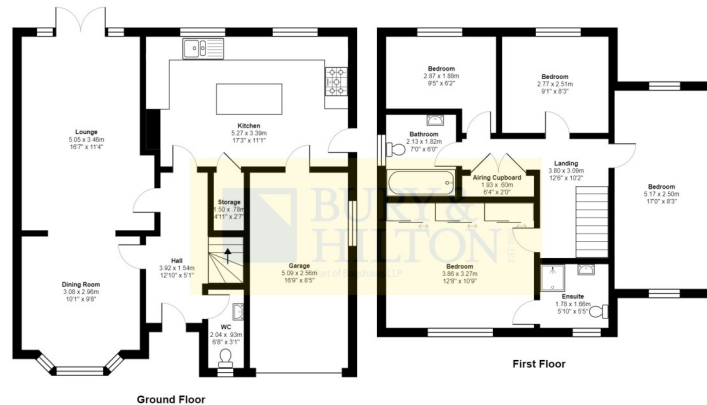
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

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.



Ground Floor

First Floor

All measurements are approximate and for display purposes only



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