



Mount Road

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Merrowdown

Mount Road
Leek, Staffordshire
ST13 6NQ

- * A delightfully positioned and well maintained detached residence, situated close to the countryside yet within easy travelling distance to the town centre of Leek.
- * The property enjoys a superb elevated plot with some fabulous views over the town and surrounding countryside to the front and an excellent sized private rear garden area.
- * The accommodation briefly comprises: Entrance Hall with access to garage, Utility Room / W.c to the ground floor. Stairs leading up to the living accommodation which comprises: Hallway, Living Room / Dining Room with feature balcony area, Conservatory, Fitted Kitchen with integrated appliances, Three Bedrooms and Bathroom.
- * The property benefits from gas fired central heating and double glazing.
- * To the front of the property is a driveway providing ample off street parking and leads to a double garage with power, lighting and electric door.
- * Internal inspection is highly advised to fully appreciate the standard of this accommodation and the location.

Offers in the region of : £395,000



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tbc

Council Tax Band

E



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Accommodation

Entrance Hall

Radiator. Stairs off. Understairs storage. Access to garage.

Utility Room 8'9 x 7'3 (2.67m x 2.21m)

Wash basin. Plumbing point. Access to storage area. W.c off.

Landing Area

Loft access.

Living Room / Dining Room 18'3 max x 29'7 max (5.56m max x 9.02m max)

Radiator x 2. Gas fire. Coving. Door to front leading to a pleasant balcony area with some fabulous views over the town. Sliding doors to:

Conservatory 10' x 8' (3.05m x 2.44m)

Radiator. Side door.

Kitchen 11'7 x 7' (3.53m x 2.13m)

Wall and base units. Sink unit with drainer and mixer tap. Electric hob and oven with extractor unit above. Integrated dishwasher. Laminate flooring. Spotlights.

Bedroom 12'6 x 12'7 (3.81m x 3.84m)

Radiator. Fitted wardrobes and storage units.

Bedroom 12'5 x 8'10 (3.78m x 2.69m)

Radiator. Fitted wardrobes.

Bedroom 12'5 x 6'11 (3.78m x 2.11m)

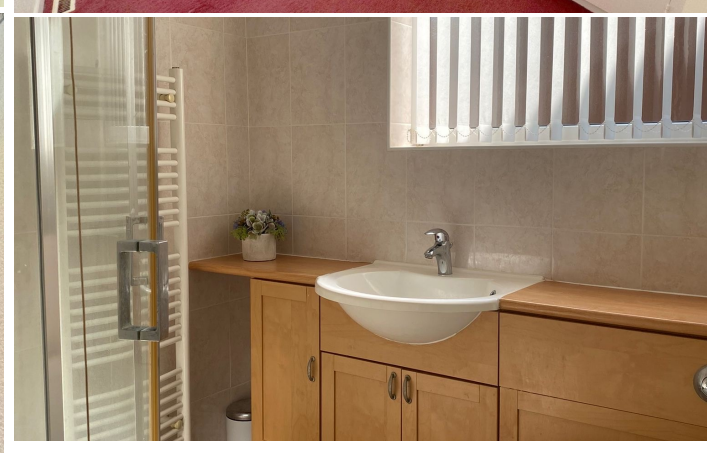
Radiator

Bathroom 6'11 x 5'10 (2.11m x 1.78m)

Shower cubicle. W.c. Wash basin with storage unit below. Tiled walls. Radiator. Spotlights.

Outside

The property enjoys a superb elevated plot with some fabulous views over the town and surrounding countryside to the front and an excellent sized private rear garden area. To the front of the property is a driveway providing ample off street parking and leads to a double garage (15'4 x 16'8) with power, lighting and electric door.





AWAIT FLOORPLAN



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