



1 Abbey Wood Close

Leek



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

1 Abbey Wood Close

Leek

Staffordshire, ST13 8YF

- This detached bungalow is delightfully situated in a small, quiet cul-de-sac in what is a well established and highly sought after residential area in the west-end of town.
- The property itself has been maintained to an excellent standard, providing good sized two bedroomed accommodation.
- The property briefly comprises: Entrance Hall, Living Room, Kitchen / Diner, Two Bedrooms and Shower Room.
- The property enjoys the benefit of gas fired central heating, Upvc double glazing throughout and solar panels..
- The property occupies a generous sized corner plot with driveway providing off street parking and gardens to front, side and rear aspects.
- Offered For Sale With No Upward Chain Involved
- PLEASE NOTE: Purchasers must be 55 years of age or more to be eligible to purchase the property.

Offers in the region of: £285,000



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Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1984





Accommodation

Entrance Hall

Radiator.

Living Room 16'7 x 11'6 (5.05m x 3.51m)

Radiator. Electric fire. Double doors to:

Conservatory 9' x 13'11 (2.74m x 4.24m)

Radiator. Tiled floor. Side door. Access to:



Kitchen 16'7 x 9'1 (5.05m x 2.77m)

Wall and base units. Sink unit with drainer, rinsor bowl and mixer tap. Plumbing point. Electric hob and oven with extractor unit above. Radiator. Tiled floor. Cupboard housing central heating boiler. Double doors to Conservatory.

Bedroom 11'6 x 10' (3.51m x 3.05m)

Radiator. Loft access.

Bedroom 10' x 9'1 (3.05m x 2.77m)

Radiator.

Shower Room 7'4 x 5'8 (2.24m x 1.73m)

Shower area. W.c. Wash basin. Heated towel rail. Tiled walls.

Outside

The property occupies a generous sized corner plot with driveway providing off street parking and gardens to front, side and rear aspects.

Tenure & Possession

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



Council Tax Band & EPC Rating: Band C & A

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.

AWAITING FLOOR PLAN



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : info@buryandhilton.co.uk

www.buryandhilton.co.uk

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