



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

Offers In The Region Of £285,000



Leek - 01538 383344



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Entrance Hall

Radiator.

Living Room

16'7 x 11'6

Radiator. Electric fire. Double doors to:

Conservatory

9' x 13'11

Radiator. Tiled floor. Side door. Access to:

Kitchen

16'7 x 9'1

Wall and base units. Sink unit with drainer, rinsin 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'

Radiator. Loft access.

Bedroom

10' x 9'1

Radiator.

Shower Room

7'4 x 5'8

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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