



8 Lorien Close

Leek, ST13 8NY



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

8 Lorien Close

Leek
Staffordshire
ST13 8NY

- * This immaculate three bedroom semi-detached property is located on a very popular and well established residential street in the west-end of town, ideally located for the popular nearby schools and for travelling into the town centre.
- * The property offers good sized split level accommodation and is considered an ideal purchase for family occupation.
- * The property benefits from Upvc double glazing and gas fired central heating
- * Accommodation briefly comprises: Entrance Porch, Kitchen / Dining Area, Cloakroom, Living Room, Three Bedrooms and Bathroom.
- * A driveway to the front provides off street parking, to the rear is a garden area with paved patio area, elevated lawned and decked areas and a useful garden shed.
- * A superb family home of which an internal inspection is strongly recommended.

Offers in the region of : £260,000



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Council Tax
Band

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Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Entrance Porch

Tiled floor. Access to:

Kitchen / Dining Room 6.93m max x 3.43m (22'8" max x 11'3")

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Electric hob and oven with extractor unit above. Plumbing point. Radiator x 2. Laminate flooring. Stairs off. Electric fire. Coving. Built-in bar area.

W.c 2.21m x 1.09m (7'3" x 3'6")

W.c. Wash basin with storage unit below. Heated towel rail. Coving. Laminate flooring.

Living Room 4.37m x 4.09m (14'4" x 13'5")

Stairs off. Radiator x 2. Coving. Double doors to rear aspect.

Bedroom 2.57m x 3.73m (8'5" x 12'2")

Radiator. Fitted wardrobes.

Bathroom 1.70m x 1.73m (5'6" x 5'8")

Bath with shower over. W.c. Wash basin with storage unit below. Tiled floor. Tiled walls. Spotlights. Heated towel rail.

Landing Area

Cupboard housing central heating boiler.

Bedroom 3.81m x 2.34m (12'5" x 7'8")

Radiator. Loft access.

Bedroom 1.98m x 3.00m (6'5" x 9'10")

Radiator.

Outside

A driveway to the front provides off street parking, to the rear is a garden area with paved patio area, elevated lawned and decked areas and a useful garden shed.

Viewing

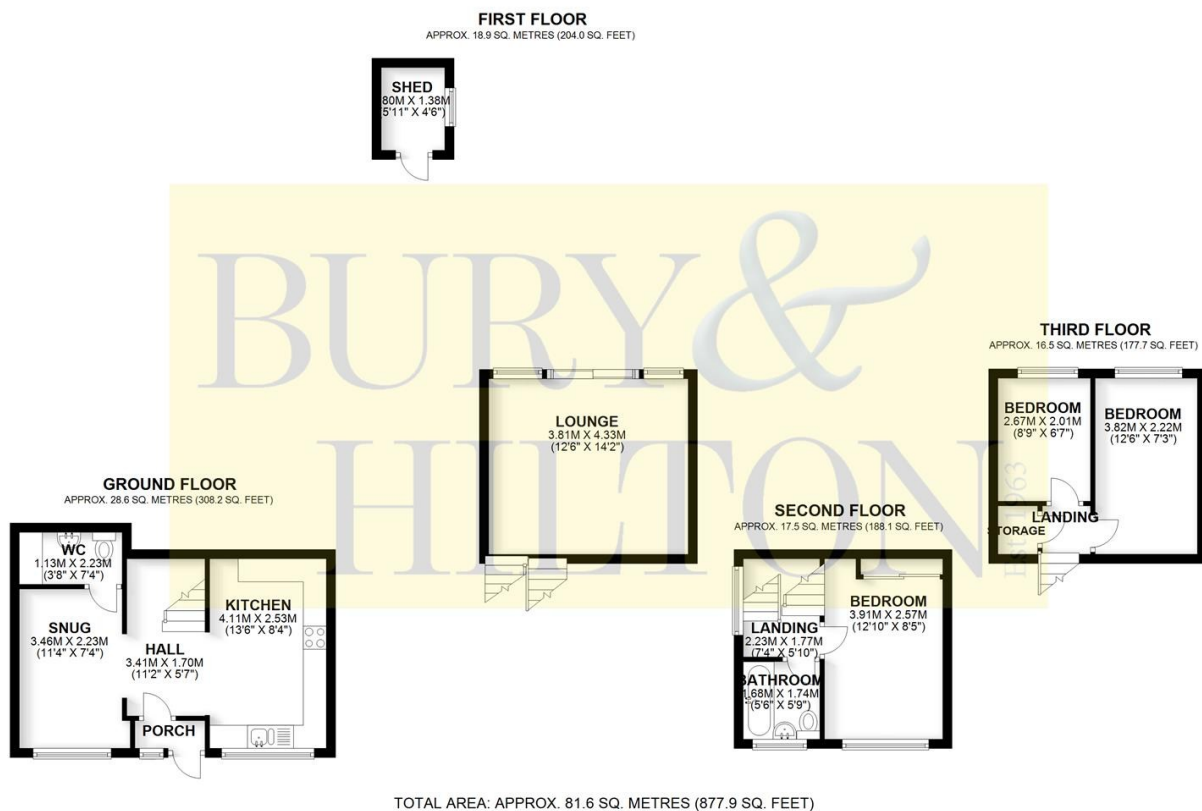
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Services

Mains water, electricity, gas and drainage.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.



Plan produced by www.firstproperty.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband & Mobile Connectivity: ; check the website www.ofcom.org.uk for specific connectivity details.

Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

Agents Note:

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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