



3 The Willows

Leek



Part of the Bagshaws Partnership

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3 The Willows

Leek
Staffordshire
ST13 8XF

- * A delightfully situated two bedroom detached bungalow, located on a very popular and well established cul-de-sac in the west-end of town.
- * The bungalow does require some general updating and improvement but offers excellent scope for the purchaser to put their own stamp on the property.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * The accommodation briefly comprises: Entrance Hall, Kitchen, Living Room, Conservatory, Inner Hall, Two Bedrooms and Bathroom.
- * Driveway to the side providing ample off street parking leading to a detached single garage.
- * Low maintenance gardens to front and rear aspects.
- * An ideal retirement home.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £275,000



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Leek - 01538 383344



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General Information

Entrance Hall

Radiator.

Kitchen

Wall and base units. Stainless steel sink unit with drainer. Gas hob, electric oven and extractor unit above. Wall mounted boiler. Plumbing point.

Living Room

Radiator. Gas fire. Sliding doors to:

Conservatory

Radiator. Tiled floor. Sliding doors to rear.

Inner Hallway

Loft access - partly boarded. Airing cupboard.

Bedroom

Radiator. Fitted wardrobes.

Bedroom

Radiator. Fitted wardrobes.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator. Tiled walls.

Outside

Driveway to the side providing ample off street parking leading to a detached single garage. Low maintenance gardens to front and rear aspects.

Viewing

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

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.





Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Fixtures and Fittings

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

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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