



18 Wallbridge Close
Leek



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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18 Wallbridge Close

Leek
Staffordshire
ST13 8HZ

- * This three bedroom link detached property is located in the west-end of town in a quiet cul-de-sac position.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * The accommodation briefly comprises: Entrance Porch, Entrance Hall, Kitchen, Living Room and Dining Room to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- * Driveway to the front providing off street parking leading to a single attached garage and low maintenance gravelled front garden.
- * To the rear of the property is a lawned garden area and paved patio area.
- * An ideal family home.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £264,900



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Staffordshire - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Porch

Tiled floor. Storage cupboard.

Entrance Hall

Radiator. Understairs storage.

Kitchen

Wall and base units. Stainless steel sink unit with drainer. Plumbing point. Cooker point. Extractor unit. Radiator.

Living Room

Wood flooring. Radiator. Stairs off. Sliding doors to rear. Gas fire with surround.



Dining Room

Radiator. Rear door. Built-in storage.

Landing Area

Loft access. Airing cupboard.

Bedroom

Radiator. Built-in storage.

Bedroom

Radiator. Built-in storage.

Radiator

Radiator.

Bathroom

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



Outside

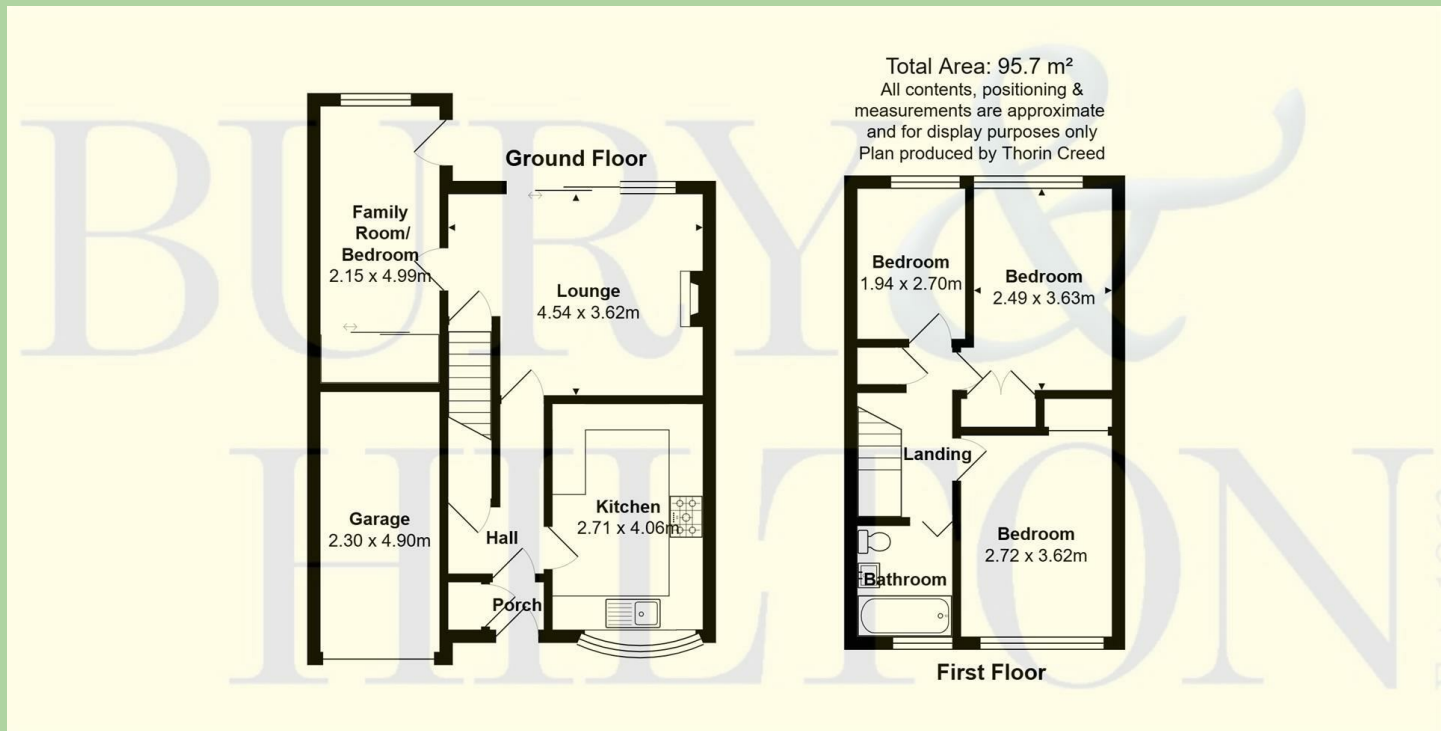
Driveway to the front providing off street parking leading to a single attached garage and low maintenance gravelled front garden. To the rear of the property is a lawned garden area and paved patio area.

Viewing

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

Method of Sale

The property is offered for sale by private treaty.



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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