



38 Windsor Drive

Leek



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



**38 Windsor Drive**  
Leek  
Staffordshire, ST13 6NL

- This immaculate three bedroom detached bungalow is located in a very popular and well established residential area on the outskirts of the town.
- Superb elevated position enjoying some delightful views over the town and towards The Roaches.
- Occupying a generous sized plot, the property boasts well maintained and well stocked gardens to both front and rear aspects with lawned areas, display borders and sitting areas.
- Driveway to the front providing off street parking and leading to a detached single garage.
- Upvc double glazing and gas fired central heating.
- Entrance Hall, Living Room, Dining Room / Bedroom, Master Bedroom, Kitchen and Utility Room to the ground floor. Bedroom Three / Attic Room on the top floor.
- This well appointed property is considered an ideal retirement bungalow or possibly for a family and internal inspection is most strongly recommended.

**Offers in the region of: £265,000**



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**BURY &  
HILTON**  
EST. 1988





# Accommodation

## Entrance Hall

Wood flooring. Loft access. Coving. Radiator. Storage cupboard.

## Living Room

Open fire with feature surround. Coving. Radiator x 2. Wall light point x 2. Stairs off.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsin bowl and mixer tap. Gas hob, electric oven and extractor unit above. Tiled floor. Plumbing point. Coving. Radiator.

## Utility Room

Plumbing point., Radiator. Rear door.



## Bedroom

Radiator. Coving. Built-in wardrobes.

## Bedroom

Radiator. Built-in wardrobes.

## Bathroom

Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail. Wall mounted boiler.

## Bedroom/Attic

Radiator. Window to rear. Recess storage area and access to the loft.

## Outside

The property occupies a superb elevated position and enjoys some delightful views over the town and towards The Roaches. Occupying a generous sized plot, the property boasts well maintained and well stocked gardens to both from and rear aspects with lawned areas, display borders and sitting areas.





### Tenure & Possession

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

**Council Tax Band & EPC Rating:** Band C & D

### 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.



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