



20 Victoria Court
Leek



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

20 Victoria Court Leek Staffordshire, ST13 8BS



- * Three bedroom semi-detached property situated on a popular residential development close to the town centre.
- * The property is located in a quiet cul-de-sac position and also benefits from Upvc double glazing and gas fired central heating.
- * Accommodation comprises: Entrance Hall, W.c, Kitchen and Lounge / Dining Room to the ground

£1,050



Staffordshire - 01538 383344



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Entrance Hall

Stairs off. Laminate flooring. Radiator.

Kitchen

13'10 x 7'9

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Gas hob with extractor unit above. Electric oven. Tiled floor. Radiator. Integrated fridge, freezer and dishwasher.

Living Room / Dining Room

20'1 x 10'8

Radiator x 2. Coal effect gas fire. Double doors to rear.

Landing Area

Loft access.

Master Bedroom

12'10 x 10'9

Radiator.

En-Suite

Shower cubicle. W.c. Wash basin. Radiator. Tiled walls. Spotlights.

Bedroom

10'1 x 10'11

Radiator. Wardrobes.

Bedroom

10'11 x 9'8

Radiator.

Bathroom

8'11 x 6'9

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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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