



Garden Street

Leek



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

17 Garden Street
Leek
Staffordshire, ST13 8DY

Exceptional Mid Town-House

Three Bedrooms Plus Home Office / Study

Beautifully Presented Throuhgout

Highly Convenient Location For Town & Amenities

Gas Central Heating & Upvc Double Glazing

Forecourted & Good Sized Rear Garden Area

An Ideal Family Purchase

Many Original Features

Two Reception Rooms

Viewing Highly Recommended

Offers in excess of : £235,000



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D

Council Tax
Band

B



Leek Office - 01538 383344



leek@buryandhilton.co.uk





17 Garden Street

- * This exceptional mid-town house offers excellent sized family accommodation over three floors and has been improved to the highest of standards by the current vendors.
- * The property is located in a highly convenient position for the town centre and other amenities and also being in the catchment area for the popular schools in Westwood.
- * Beautifully presented, the property boasts many original features and benefits from Upvc double glazing, gas fired central heating, forecourted area and a pleasant sized low maintenance rear garden area.
- * Accommodation briefly comprises: Entrance Hall with feature tiled flooring, Living Room with log burner, Dining Room with double doors to rear garden area, a fabulous fitted Kitchen with integrated appliances and spacious Utility Room / Cloakroom to the ground floor. Landing Area, Master Bedroom, Bathroom with bath and separate shower cubicle and Home office / Study to the first floor. Landing Area and two Bedrooms are located on the top floor.
- * An immaculate family home of which an internal inspection is essential.

Accommodation

Entrance Hallway

Feature tiled floor. Coving. Stairs off. Radiator. Panelling to walls.

Living Room 12' x 10'4" (3.66m x 3.15m)

Wood flooring. Feature log burner. Bay window. Coving. Radiator. Meter cupboard.

Dining Room 13'8" x 12'7" (3.66m x 3.15m)

Coal effect gas fire with feature surround. Double doors to rear garden area. Radiator. Feature tiled floor. Wall light point x 2. Gas meter. Built-in storage cupboard. Access to:

Kitchen 10' x 7'11" (3.05m x 2.41m)

Range of fitted wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Integrated fridge / freezer. Gas hob with extractor unit above and oven and grill below. Radiator. Laminate flooring. Spotlights.

Utility 8'9 x 5'3 (2.67m x 1.60m)

Base storage units. Stainless steel sink bowl, rinser bowl and mixer tap. Work tops. Radiator. W.c. Wash basin. Laminate flooring.

Landing area

Stairs off

Master Bedroom 13'8 x 12' (4.17m x 3.66m)

Cast iron radiator. Feature fire place.

Bathroom 10'4 x 7'8 (3.15m x 2.34m)

Bath with shower attachment. Double shower cubicle with two shower attachments. Wash basin. W.c. Heated towel rail. Laminate flooring. Spotlights.

Home Office / Study 10'4 x 5'8 (3.15m x 1.73m)

Radiator. Spotlights. Bespoke range of fitted storage units, display cabinets, shelving and filing cabinets..



Accommodation

Landing Area

Access to:

Bedroom 13'9 x 10'9 (4.19m x 3.28m)

Radiator. Exposed wood flooring. Feature fire place. Window to front.

Bedroom 13'9 x 10'6 (4.19m x 3.20m)

Radiator. Exposed wood flooring. Feature fire place. Built-in storage cupboard with access to loft space. Sky-light window.

Outside

Forecourted area. Excellent sized low maintenance rear garden area, storage shed.

Method of Sale: The property is offered for sale by private treaty.

Services: Mains electric, water and gas are connected

Tenure & Possession: The property will be sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements: The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

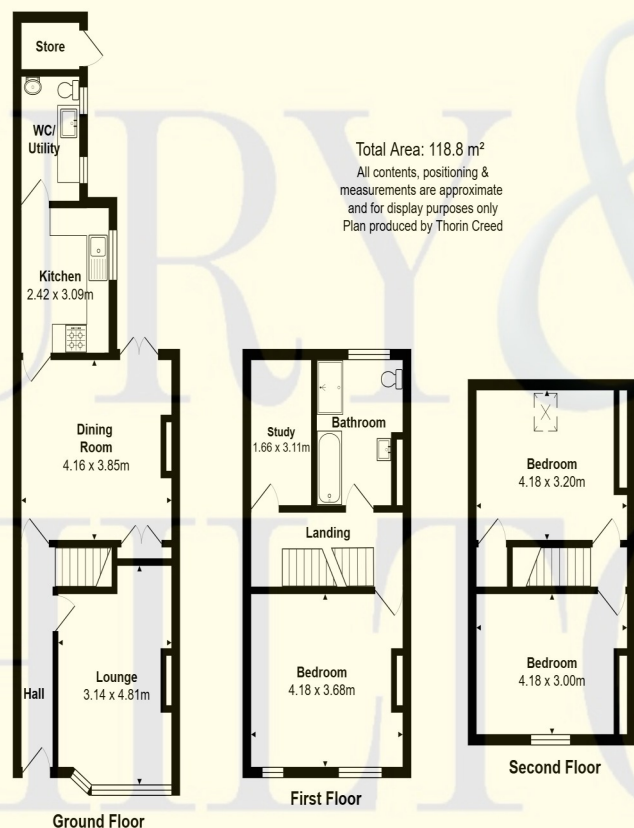
Fixtures and Fittings

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.

Local Authority: Staffordshire Moorlands District Council

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





Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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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