



Wallbridge Drive

Leek



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors

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18 Wallbridge Drive

Leek
Staffordshire, ST13 8HL

Semi-Detached Property

Three bedrooms

Extended Accommodation To The Ground Floor

Sought After Residential Area

Close To Westwood Schools & Amenities

An Ideal Family Home

Gas Central Heating & Double Glazing

Driveway & garage

Enclosed Rear Garden Area

Offered For Sale With No Upward Chain Involved

Offers in the region of : £265,000



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Council Tax
Band

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Leek Office - 01538 383344



leek@buryandhilton.co.uk





18 Wallbridge Drive

- * This deceptively spacious and extended three bedroom semi-detached family home is situated in a highly sought after and well established residential area in the west-end of town, ideally situated for the nearby schools and amenities.
- * The property offers good sized accommodation throughout and also benefits from Upvc double glazing and gas fired central heating.
- * The property briefly comprise: Entrance Hall, Living Room, Kitchen / Diner and Sitting Room to the ground floor. Landing Area, Three Bedrooms and a superb Bathroom to the first floor.
- * Block paved driveway to the front providing off street parking which leads to an integral single garage with power & lighting.
- * To the rear of the property is an enclosed garden area laid mainly to lawn with display borders and patio area.
- * The property is offered For Sale with No Upward Chain involved.

Accommodation

Entrance Hallway

Radiator. Laminate flooring. Access to:

Living Room

Radiator. Laminate flooring. Stairs off.

Kitchen / Diner

Wall and base units. ceramic sink unit with drainer, rinser bowl and mixer tap. Radiator. Tiled floor. Breakfast bar. Plumbing point. Side door. Access to garage.

Sitting Room

Side door. Radiator.

Landing area

Radiator. Loft access. Storage cupboard. Cupboard housing central heating boiler.

Bedroom

Radiator. Laminate flooring. Storage cupboard.

Bedroom

Radiator. Laminate flooring. Storage cupboard.

Bedroom

Radiator. Laminate flooring. Storage cupboard.

Bathroom

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



Accommodation

Outside

Block paved driveway to the front providing off street parking which leads to an integral single garage with power & lighting. To the rear of the property is an enclosed garden area laid mainly to lawn with display borders and patio area.

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.

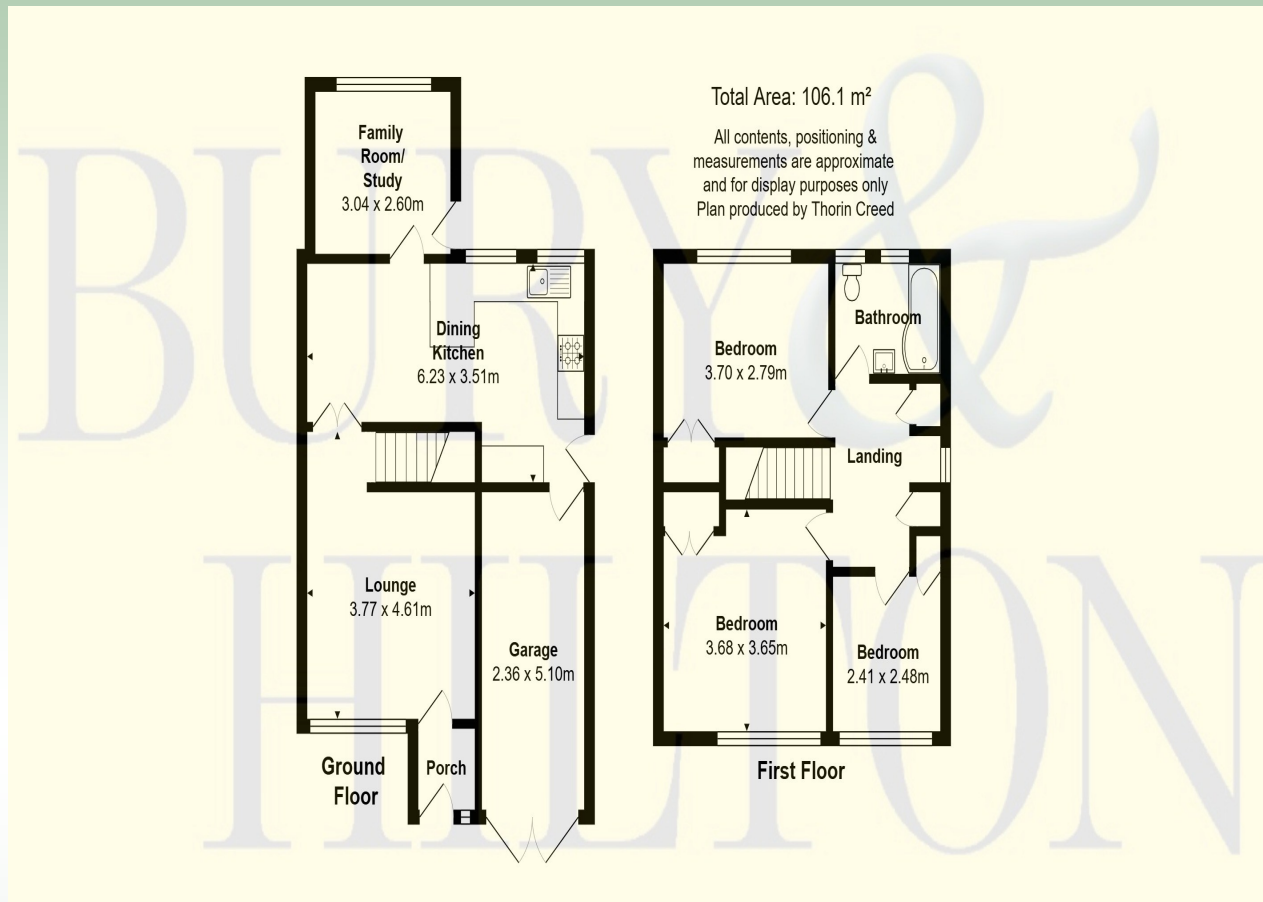
Fixtures and Fittings

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:

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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