



Little Haven, 17 Milk Street  
Leek.



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## Little Haven, 17 Milk Street

Leek.  
ST13 6BE

\* This modern semi-detached house is pleasantly situated on a small quiet cul-de-sac in what is a popular and well established residential area being within walking distance of the town center and its associated amenities.

\* The property itself is newly decorated throughout and offers good sized three bedroomed accommodation which enjoys the benefit of gas central heating and UPVC double glazing.

\* Externally there are gardens to both front and rear and an attached brick garage provides off road parking facilities.

\* This is a delightful property which is ideal for the growing family.

\* No upward chain



Offers In The Region Of £229,950



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Leek - 01538 383344



leek@buryandhilton.co.uk







## General Information

### Entrance porch

Radiator.

### Lounge 16'3 x 11'10 (4.95m x 3.61m)

Newly fitted coal effect gas fire in an attractive surround. Radiator. Open plan stairs.

### Dining room 11'8 x 8'3 (3.56m x 2.51m)

Radiator. Fitted carpet.

### Kitchen 11'8 x 7'6 (3.56m x 2.29m)

Fully fitted with an attractive range of units including stainless steel sink unit, working surfaces, base units and wall units. Plumbing for automatic washing machine. Radiator. Walk-in pantry off.



### Stairs to landing

Fitted carpet. Airing cupboard off.

### Bedroom one 11'1 x 9'5 (3.38m x 2.87m)

Radiator. Fitted carpet.

### Bedroom Two 11'9 x 9'8 (3.58m x 2.95m)

Radiator. Fitted carpet.

### Bedroom Three 8'0 6'5 (2.44m 1.96m)

Radiator. Fitted cupboard

### Bathroom

Partly tiled with suite comprising shower cubicle, vanity wash basin and WC. Radiator.

### Outside

Driveway provides off road parking facilities and leads to an attached garage 16'9 x 8'3 with roller shutter door. Garden to the front and rear with a garden shed.

### Services

All mains services connected

### Viewing

By Prior appointment via the Agents Leek office 01538 383344

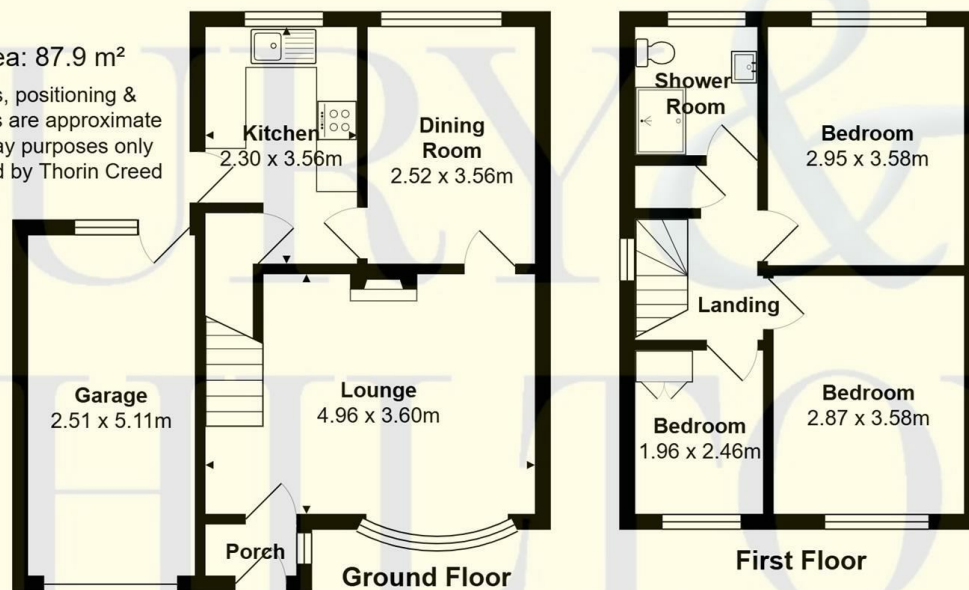
### Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.



Total Area: 87.9 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



### 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.

### 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.

### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

### Viewing

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

### 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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