



49 Park Road  
Leek



**BURY &  
HILTON**  
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## 49 Park Road

Leek  
Staffordshire  
ST13 8JU

- \* This exceptional, forecourted two bedroom mid-terrace is located in a highly sought after and well established residential area just on the outskirts of the town with the countryside on its doorstep and the convenience of the town and its amenities within walking distance.
- \* The property underwent an extensive course of refurbishment and modernisation in 2022 to an immaculate standard.
- \* The property benefits from Upvc double glazing and gas fired central heating and briefly comprises: Through Living Room / Dining Room, Kitchen, Rear Hall and Utility Room / W.c to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
- \* A fabulous south facing rear garden, fully landscaped with lawned areas, display borders, sitting areas and some outstanding views over the town and surrounding countryside.
- \* To the top of the garden taking in the fabulous views is a superb garden room, perfect for a bar / entertaining space, gym or home office.
- \* Located in a sought after location on the outskirts of Leek, with the countryside and an abundance of rural walks on your doorstep, and within walking distance of local pubs, cafes, shops and supermarkets.
- \* Ideal for first time buyers, investors and those wanting modern living with amazing outdoor space, a viewing of this property is essential to appreciate all it has to offer!

Offers Over £190,000



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Leek - 01538 383344



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## General Information

**Through Living Room / Dining Room 20'5 x 13'1 (6.22m x 3.99m)**

Radiator x 2. Laminate flooring. Feature multi-fuel log burner. Wall light point x 5. Meter cupboard. Spotlights. Step up to:

**Kitchen 10'1 x 8'5 (3.07m x 2.57m)**

Wall and base units. Sink unit with drainer and mixer tap. Gas hob, electric oven and extractor unit above. feature roof window. Radiator.

**Rear Hall**

Radiator. Rear door.

**Utility Room / W.c 5' x 4'8 (1.52m x 1.42m)**

Wall and base units. stainless steel sink bowl and mixer tap. Plumbing point. Radiator.

**Landing Area**

Feature glass balustrades. Loft access, Spotlights.

**Bedroom 13'6 x 7'9 (4.11m x 2.36m)**

Radiator. Fitted wardrobes. Built-in storage cupboards.

**Bedroom 10'6 x 8' (3.20m x 2.44m)**

Radiator. Built-in wardrobes.

**Bathroom 7'7 x 5'1 (2.31m x 1.55m)**

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

**Outside**

A fabulous south facing rear garden, fully landscaped with lawned areas, display borders, sitting areas and some outstanding views over the town and surrounding countryside. To the top of the garden taking in the fabulous views is a superb garden room, perfect for a bar / entertaining space, gym or home office.

Garden Store.

Garden Room (9'9 x 9'10) - Power & Lighting, Double doors to front, Spotlights.



## 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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