



Kniveden Lane

Leek



Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors

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26 Kniveden Lane

Leek

Staffordshire

ST13 5BE

- * This very well appointed three bedroom detached property is situated in a highly sought after and desirable area on the outskirts of the town, enjoying a pleasant outlook over school playing fields.
- * The property has been improved by the current vendors and offers well maintained accommodation that benefits from Upvc double glazing and gas fired central heating and underfloor heating to the ground floor.
- * The accommodation briefly comprises: Entrance Hall, Living Room and Kitchen / Dining Room with integrated appliances to the ground floor. Landing Area, Three Bedrooms and a superb Bathroom to the first floor.
- * Driveway to the front providing off street parking leading to a single garage with plumbing point, power and lighting. Front and rear garden areas laid mainly to lawn with with display borders. Outside tap.
- * Outside office / entertainment room - Insulated, power and lighting, double doors to front, internet connection, laminate flooring with electric underfloor heating system.
- * An ideal family purchase of which an internal inspection is essential.

Offers in the region of : £335,000



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Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Entrance Porch

Radiator. Tiled floor. Storage cupboard. Access to:

Living Room

Stairs off. Tiled floor. Coving. Spotlights. Feature window seat. Underfloor heating.

Kitchen / Dining Room

Range of fitted wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Gas hob with extractor unit above and oven below. Tiled floor with under floor heating. Side door. Cupboard housing central heating boiler. Spotlights. Double doors to rear garden. Integrated dishwasher.

Landing Area

Loft access - part boarded, power and lighting.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Bathroom

Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail. Fitted storage cabinet. Cushion flooring.

Outside

Driveway to the front providing off street parking leading to a single garage with plumbing point, power and lighting. Front and rear garden areas laid mainly to lawn with with display borders. Outside tap.

Outside office / entertainment room - Insulated, power and lighting, double doors to front, internet connection, laminate flooring with electric underfloor heating system.

Viewing

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

Council Tax Band – D



Method of Sale

The property is offered by Private Treaty

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

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.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Agents Note:

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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Offices in:

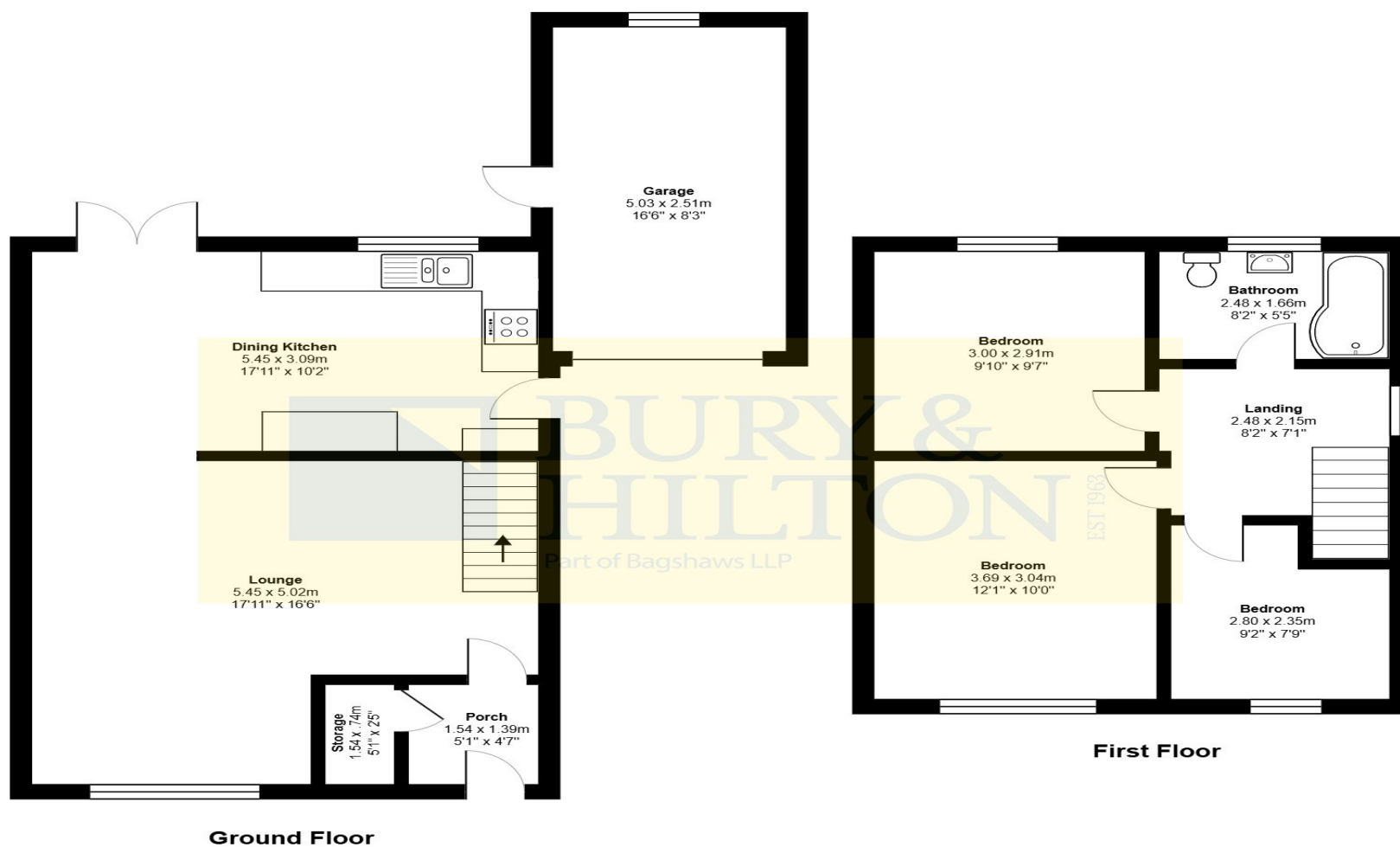
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All measurements are approximate and for display purposes only