



Newcastle Road

Leek



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

63 Newcastle Road

Leek, Staffordshire

ST13 5RT

This substantial four bedroom semi-detached property is located in sought after and well established residential area on the outskirts of town, convenient for shops, road links and the highly regarded Westwood schools.

A period property offering spacious living accommodation with many original features arranged over four floors.

The property benefits from double glazing, gas fired central heating and security alarm system.

Driveway to the front and side providing ample off road parking leading to a detached brick built double garage / workshop with power and lighting.

To the rear is a very large garden area laid mainly to lawn with display borders, the total plot amounts to just under a quarter of an acre.

This is a superbly appointed family home in well established area, an internal inspection is strongly recommended.

Offers in the region of : £450,000



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Leek Office - 01538 383344



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Accommodation

Entrance Hall

Radiator. Stairs off. Access to Cellar.

Cellar

Meters. Central heating boiler.

Living room

Bay window. Gas fire. Coving. Radiator x 2.

Lounge

Radiator. Gas fire. Coving.

Kitchen / Diner

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Radiator. Electric hob and oven with extractor unit above. Storage cupboard. Integrated dishwasher and fridge / freezer.

W.C.

W.c.

Utility Room

Wall and base units. Stainless steel sink unit with drainer. Plumbing point. Rear door. Radiator.

First floor

Landing area

Loft access.

Bedroom

Bay window. Radiator x 2. Coving.

Bedroom

Radiator. Fitted wardrobes. Coving.

Bedroom

Radiator. Wash basin.

Bathroom

Bath with feeder shower. W.c. Wash basin with storage unit below. Airing cupboard. Spotlights. Radiator. Tiled walls.

Second Floor

Feature Galleried Landing Area

Sky light window.

Bedroom Four / Attic Room

Sky light.

Outside

Driveway to the front and side providing ample off road parking leading to a detached brick built double garage / workshop with power and lighting. To the rear is a very large garden area laid mainly to lawn with display borders.



Services

Mains water, electricity, gas and drainage.

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.

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.

Broadband & Mobile Connectivity: The property benefits from fibre-optic broadband and strong mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.

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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Tenure & Possession

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

Local Authority

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

Method of Sale

The property is offered by Private Treaty

Viewing

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