



# Novi Lane

Leek



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

## Moorland View, 23 Novi Lane

Leek  
Staffordshire  
ST13 6NR

\*Bury and Hilton are delighted to offer for sale this extended semi detached property which although is in need of modernization, is immaculately kept throughout and offers huge potential for growing families and buyers alike

\*Located in a popular and well established residential area on the outskirts of the town and within close proximity to the town center all amenities.

\* The spacious accommodation comprises Entrance hallway, dining room, lounge, kitchen, rear hallway and downstairs WC to the ground floor with FOUR double bedrooms plus fifth bedroom/office and family shower room to the first floor.

\* Benefiting from majority double glazing and electric heating.

\*Externally the property has a driveway providing off road parking further garden to the front. To the rear of the property is a good sized south west facing garden.

\* Offered for sale with no onward chain. Viewing is highly recommended to appreciate the potential this property has to offer.

**Offers in the region of : £245,000**



4



2



1



tbc

Council  
Tax Band

C



Leek Office - 01538 383344



leek@buryandhilton.co.uk



# Accommodation



## Entrance hallway

Front entrance door. Understairs storage cupboard. Stairs off leading to first floor.

## Dining Room

With Upvc box bay window to front. Picture rail. Electric heater.

## Lounge

Upvc patio doors leading onto the rear garden. Feature electric fire place with surround. Picture rail and dado rail. Electric storage heater.

## Kitchen

Fitted with a range of wall and base units with drawers and worksurface over incorporating one and a half bowl sink with drainer and mixer tap over. Space and plumbing for washing machine and space and plumbing for dishwasher. Breakfast bar seating area. Space for electric cooker and extractor hood over. Upvc window to side and rear. Tiled splash backs.

## Rear Hallway

Upvc rear door leading onto rear garden. Space for fridge freezer and space for dryer.

## W.C.

Wc and wash hand basin. Upvc window to side.

## First floor landing

Natural lighting. Picture rail. With doors off leading to:

## Office

Upvc window to front. Fitted shelving.

## Bedroom

Upvc window to front. Two storage cupboards.

## Bedroom

Upvc window to rear. Fitted wardrobes with sliding doors with a range of shelving and hanging space. Picture rail.

## Bedroom

Upvc window to rear. Built in wardrobe.

## Bedroom

Upvc window to front. Built in wardrobe.



### **Shower Room**

Fitted suite comprising: Wc, wash hand basin and corner shower cubical with wall mounted shower over and mermaid boarded walls. Partially tiled walls. Heated towel rail. Electric wall heater. Upvc window to rear. Cupboard housing the hot water tank. Loft access.

### **Garage**

With Electric roller door to front. Lighting and power. Fitted work bench.

### **Outside**

To the front of the property is a gated driveway to provide off road parking with further lawned garden to the front with well stocked borders with a range of plants, shrubs and bushes. Gated access leading from the front to the rear. To the rear of the property is a good sized enclosed south west facing garden. With block paved seating area, large lawned garden with paved path leading through the middle. The garden has a range of mature bushes and shrubs, pond and previously used vegetable patch area. Wooden timber shed.

### **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**

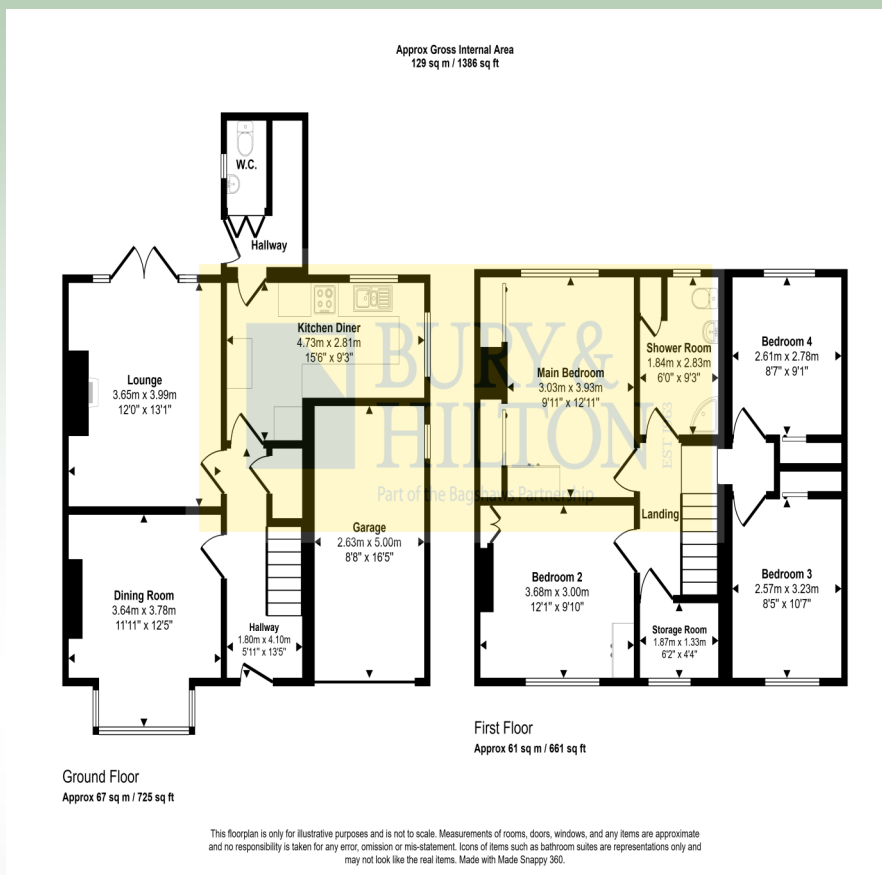
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### **Services**

Mains water, electricity, 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.



**Broadband & Mobile Connectivity:** The property is well placed for mobile coverage; check the website [www.ofcom.org.uk](http://www.ofcom.org.uk) for specific connectivity details.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### 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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T** : 01538 383344

**E** : [leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)

**www.buryandhilton.co.uk**

**Part of the Bagshaws Partnership**

### Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811