



Charnwood Close

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

16 Charnwood Close

Leek
Staffordshire
ST13 8HX

This very well presented three bedroom semi-detached property has been much improved over the years by the current vendors and now offers a beautiful family home located in the popular west-end of town.

The property boast a quiet cul-de-sac position and is situated in a well established and popular residential area and offers good access to the popular Westwood schools, travelling into the town centre and towards The Potteries.

The accommodation benefits from Upvc double glazing and gas fired central heating and briefly comprises: Entrance Hall, Kitchen and Living Room, Dining Room and Conservatory with feature log-burner to the ground floor. Landing Area, Three Bedrooms, Shower Room and separate W.c to the first floor.

Occupying a generous sized plot, the property has a block paved driveway to the front providing off street parking which leads to an integral single garage with electric remote control door and power and lighting.

To the rear of the property is a enclosed garden area with low maintenance artificial grass, two decked patio areas, display borders and useful garden shed.

* An ideal family home of which an internal inspection comes strongly recommended.

Offers in the region of: £275,000



3



2



1



D

Council
Tax Band

C



Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Entrance hallway

Wood flooring. Access to:

Living Room

Gas fire. Wood flooring. Radiator. Double doors to:

Dining Room

Radiator. Stairs off. Double doors to:

Conservatory

Laminate flooring. Feature log-burner. Radiator. Double doors to side.

Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Gas hob with extractor unit above. Electric oven. Radiator. Breakfast bar. Spotlights. Side door. Integrated fridge and dishwasher. Plumbing point. Access to garage.

Landing area

Loft access.

Bedroom

Radiator. Built-in storage.

Bedroom

Radiator.

Bedroom

Radiator. Built-in storage

Shower Room

Corner shower cubicle. Wash basin with storage unit below. Spotlights. Heated towel rail.

W.C.

W.c. Wash basin.

Outside

Occupying a generous sized plot, the property has a block paved driveway to the front providing off street parking which leads to an integral single garage with electric remote control door and power and lighting. To the rear of the property is a enclosed garden area with low maintenance artificial grass, two decked patio areas, display borders and useful garden 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.

Fixtures and Fittings

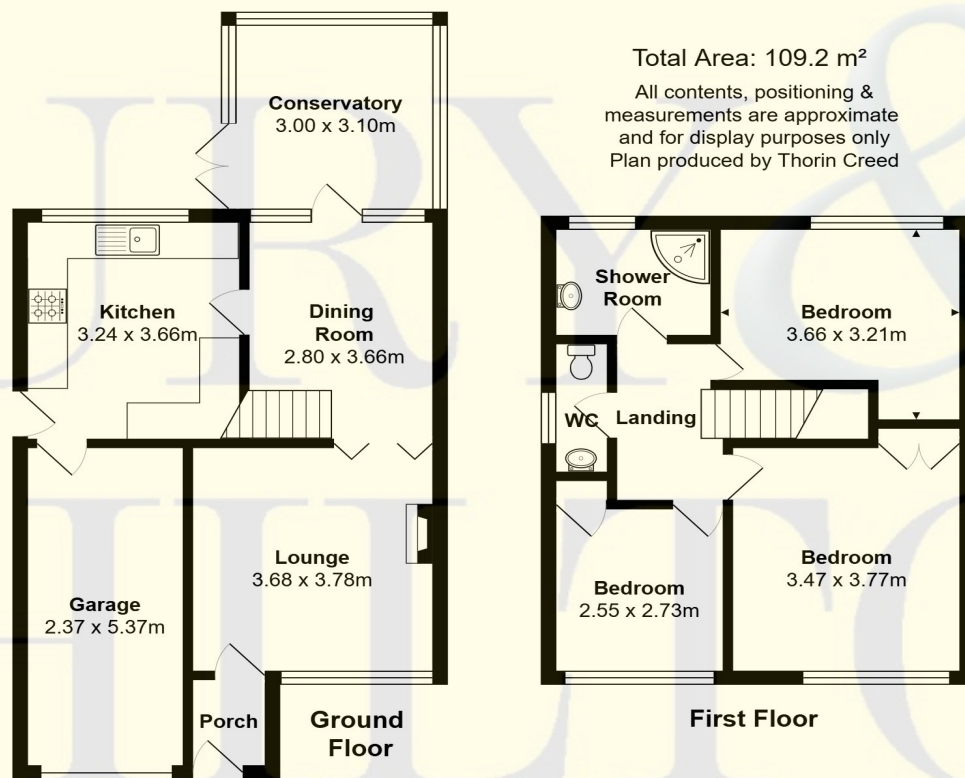
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband & Mobile Connectivity: The property is well placed for 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.





6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : 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

arla | propertymark



onTheMarket.com

