



3 Sneyd Avenue  
Leek



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 3 Sneyd Avenue

Leek  
ST13 5HT

- \* A traditional three bedroom semi-detached property located in a quiet cul-de-sac position within close proximity to the town centre.
- \* The property benefits from Upvc double glazing and gas fired central heating but does require some general modernisation.
- \* The accommodation briefly comprises: Entrance Hall, Living Room, Dining Room and Kitchen to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.
- \* Driveway to the front providing off street parking and leading to a single detached garage.
- \* Front and rear garden areas with the rear being of a good size and being laid mainly to lawn with greenhouse and garden shed.
- \* An ideal purchase to put your own stamp on.
- \* The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £199,950



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Leek - 01538 383344



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## General Information

### Entrance Hall

Stairs off. Radiator. Understairs storage.

### Living Room 10'1 x 10'2 (3.07m x 3.10m)

Radiator.

### Dining Room 10'6 x 10'3 (3.20m x 3.12m)

Radiator. Gas fire.

### Kitchen 5'11 x 7'8 (1.80m x 2.34m)

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



### Landing Area

Loft access.

### Bedroom 12'5 x 10'1 (3.78m x 3.07m)

Radiator. Fitted wardrobes.

### Bedroom 10'2 x 8'5 (3.10m x 2.57m)

Radiator.

### Bedroom 8'11 x 5'11 (2.72m x 1.80m)

Radiator. Storage cupboard.

### Shower Room 5'2 x 5'10 (1.57m x 1.78m)

Shower cubicle. W.c. Wash basin. Heated towel rail.



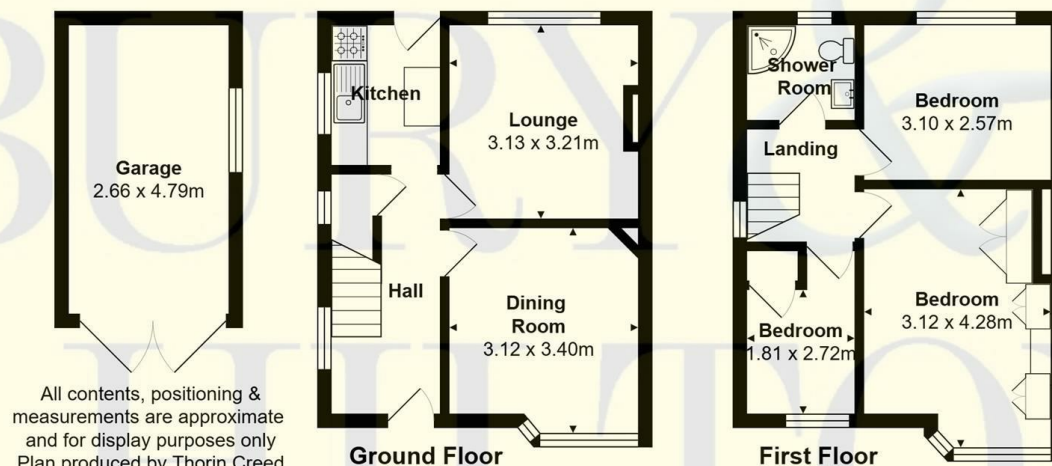
### Outside

Driveway to the front providing off street parking and leading to a single detached garage. Front and rear garden areas with the rear being of a good size and being laid mainly to lawn with greenhouse and garden shed.

### Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.





All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed  
Total Area: 79.7 m<sup>2</sup>

### 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.

### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

### Viewing

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

### 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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