



Beech Close

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

20 Beech Close

Leek
Staffordshire
ST13 7AF

- * This beautifully presented and spacious three bedroom semi-detached family home is located in a very sought after and well established residential area on the outskirts of town.
- * The property enjoys a quiet cul-de-sac position with a semi-rural feeling with close-by walks over the surrounding countryside towards Cheddleton and the Caldon canal.
- * The property has been improved and modernised by the current vendors to a very high standard including: a full re-wire to high specification, air-source heat pump central heating system and a feature wet-room / bathroom, double glazing and ethernet cabling to all bedrooms and living room.
- * Accommodation briefly comprises: Entrance Hall with feature flooring, Living Room with log burner, Kitchen / Diner with double doors to rear garden and W.c to the ground floor. Landing Area, Three good sized Bedrooms and a feature Wet-Room / Bathroom to the first floor.
- * Driveway to the front providing ample off street parking leading to a single garage.
- * Well maintained rear garden area with lawned area, display borders and decked patio / sitting area.
- * An ideal family home of which an internal inspection is essential.

Offers in the region of: £320,000



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Council
Tax Band

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Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Entrance Hall

Feature wood flooring. Radiator. Stairs off. Understairs storage. Meter cupboard.

Living Room 13'11 x 10'10 (4.24m x 3.30m)

Feature flooring. Log burner. Radiator. Coving. Access to:

Kitchen / Diner 17'6 x 10'3 (5.33m x 3.12m)

Wall and base units. Belfast sink unit with mixer tap. Cooker point. Radiator x 2. double doors to rear. Pantry off. Tiled floor.

Side Hall

Side door.

W.C.

W.c with wash basin over. Radiator. Tiled floor.

Landing Area

Loft access with pull down ladders. Radiator.

Bedroom 11'5 x 10'10 (3.48m x 3.30m)

Radiator. Wood flooring. Built-in storage.

Bedroom 11'1 x 10'4 (3.38m x 3.15m)

Radiator. Storage cupboard.

Bedroom 9'2 x 7'11 (2.79m x 2.41m)

Radiator.

Wet-Room / Bathroom 9'8 x 5'7 (2.95m x 1.70m)

Feature roll top bath with shower attachment. Open shower area. W.c. Wash basin. Heated towel rail. Tiled floor. Spotlights.

Outside

Driveway to the front providing ample off street parking leading to a single garage. Well maintained rear garden area with lawned area, display borders and decked patio / sitting area.



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.

AWAIT FLOORPLAN



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