



1 Kniveden Lane

Leek



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

1 kniveden Lane
Leek
Staffordshire, ST13 5DB

This detached property is situated in a very sought after residential area on the outskirts of the town, enjoying a private position and backing onto school playing fields.

The property benefits from double glazing and gas fired central heating but does require updating and improvement and offers excellent potential for the purchaser to put their own stamp on the property.

The accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen, Side Porch with W.c and Storage Room. Landing Area, Two Bedrooms and Bathroom to the first floor.

Driveway to the front providing off street parking leading to a covered car-port area.

Front and rear garden areas laid mainly to lawn and offering considerable privacy.

The property is offered For Sale with No Upward Chain involved.

Offers in the region of: £295,000



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Leek Office - 01538 383344



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Accommodation

Entrance Porch

Access to:

Entrance Hall

Stairs off. Radiator.

Lounge 14'10 x 11'4 (4.52m x 3.45m)

Radiator. Electric fire.

Dining Area 8'9 x 8'10 (2.67m x 2.69m)

Radiator.

Kitchen 8'11 x 11'11 (2.72m x 3.63m)

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Radiator. Wall mounted central heating boiler. Plumbing point. Electric hob and oven with extractor unit above.

Side Porch

Access to front and rear. W.c & store room.

First Floor Landing

Access to:

Bedroom One 13'11 x 18'6 (4.24m x 5.64m)

Radiator.

Bedroom Two 12'3 x 9'11 (3.73m x 3.02m)

Radiator.

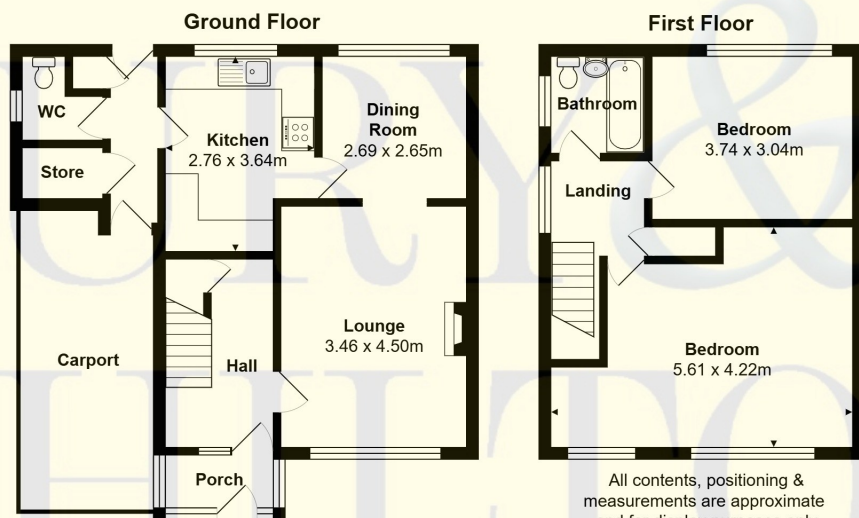
Bathroom

Bath. W.c. Wash basin. Tiled walls.

Outside

Driveway to the front providing off street parking leading to a covered car-port area. Front and rear garden areas laid mainly to lawn and offering considerable privacy.





All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 92.2 m² (excluding carport)

Services

All mains services.
Gas central heating.

Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band D & D

Viewing

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

Method of Sale

This property is to be sold by Private Treaty.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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