



20 Lancaster Avenue  
Leek



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



20 Lancaster Avenue

Leek

Staffordshire, ST13 6AX



\* A two bedroom semi-detached property situated in a quiet cul-de-sac position, within walking distance of the town centre of Leek.

\* Driveway and gardens.

\* The accommodation has gas fired central heating system and double glazing.

\* Entrance Hall, Living Room, Kitchen and W.c to the ground floor. Landing Area and two bedrooms to the first floor.

\* Available immediately.

**Per Calendar Month**  
**£750 Per Calendar Month**



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

#### Entrance Hall

Stairs off.

#### Lounge / Dining area

20'0" x 13'5"

Fireplace. Radiator x 3.

#### Kitchen

8'9" x 6'5"

With stainless steel sink unit, wall cupboards, and base units. Pantry off. Hob and oven.

#### W.c

W.c. Radiator.

#### Bedroom

13'6" x 10'9"

Radiator.

#### Bedroom

10'7" x 9'1"

Radiator.

#### Bathroom

Bath with shower over, wash basin & WC.

#### Outside

Driveway to the front providing off road parking. Garden to the rear.

#### Application

Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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