



42 Hencroft

Leek



Part of the Bagshaws Partnership

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

42 Hencroft

Leek

Staffordshire, ST13 8EL

This extended three bedroom mid-terraced property offers excellent sized family accommodation and is located in a popular residential and well established area in close proximity to the town centre and Brough Park.

The property benefits from Upvc double glazing and gas fired central heating.

The main internal accommodation briefly comprises: Spacious Entrance Hall, Living Room, Dining Room, Study / Office, Kitchen and W.c to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.

Block paved double driveway to the front providing off street parking.

Well maintained low maintenance paved rear garden area.

An ideal family home.

Offers in the region of: £210,000



3



2



1



TBA



Leek Office - 01538 383344



info@buryandhilton.co.uk





Accommodation

Entrance Hall

Loft access. Stairs off. Storage cupboard. Radiator. Spotlights. Laminate flooring.

Living Room

Radiator. Wall lights. Laminate flooring. Bay window. Double doors to:

Dining Area

Radiator. Laminate flooring. Radiator. Double doors to:

Study/Office

Laminate flooring. Radiator. Roof window. Double doors to rear.

Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Extractor unit. Plumbing point. Laminate flooring. Rear door. Radiator. Roof window. Understairs storage.

WC

W.c. Wash basin with storage unit below. Heated towel rail. Laminate flooring.

First Floor Landing Area

Loft access. Airing cupboard housing central heating boiler.

Bedroom

Radiator. Built-in wardrobes and storage units.

Bedroom

Radiator. Storage cupboard. Access to:

Bedroom

Radiator.





Bathroom

Bath with shower over. W.c. Wash basin. heated towel rail.

Outside

Block paved double driveway to the front providing off street parking. Well maintained low maintenance paved rear garden area.

Tenure & Possession

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

Council Tax Band & EPC Rating: Band B & TBA

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : info@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