



6 Lyndale Close

Leek



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

6 Lyndale Close

Leek

Staffordshire, ST13 5AQ

- This outstanding four bedroom semi-detached family home has been upgraded to an immaculate standard with beautifully appointed accommodation over three floors.
- Located in a quiet cul-de-sac setting just on the outskirts of the town, offering easy access to the town centre & pleasant countryside walks.
 - Gas fired central heating and double glazing throughout.
- Entrance Hall, modern Kitchen / Diner with a large range of integrated appliances, fabulous Living Room with sky light windows and feature bi-folding doors leading to the rear garden, Utility Room & W.c to the ground floor. Landing Area, Master Bedroom. Second Bedroom and Family Bathroom to the first floor. Located on the top floor are two further good sized Bedrooms one having En-Suite Shower Room facility.
- Boasts ample off road parking & useful outside covered utility area with Belfast sink unit and hot and cold plumbing points.
- Low maintenance rear garden & very well maintained garden offering considerable privacy, paved patio area and artificial grass area.
- A beautifully appointed property of which an internal inspection is essential.

Offers in the region of: £320,000



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**BURY &
HILTON**
EST. 1989





Accommodation

Entrance Hall

Tiled floor. Feature radiator. Stairs off.

Kitchen/Diner 15'4 x 11'8 (4.67m x 3.56m)

Fitted with an extensive range of wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Induction hob with extractor unit above. Integrated microwave, grill and oven. Integrated dishwasher, fridge and freezer. Tiled floor with underfloor heating. Understairs storage. Spotlights.

Living Room 12'9 x 14'8 (3.89m x 4.47m)

Tiled floor with underfloor heating. Feature bi-fold doors leading out to rear garden. Sky light windows. Spotlights.

Utility Room 12'1 x 6'3 (3.68m x 1.91m)

Wall and base units. Stainless steel sink bowl with mixer tap. Plumbing point. Cupboard housing central heating boiler. Tiled floor with underfloor heating. Front & rear access doors. Sky lights.

WC

W.c. Tiled floor with underfloor heating.

Landing Area

Stairs off.

Master Bedroom 14'8 x 14'7 max (4.47m x 4.45m max)

Radiator x 2. Coving. Fitted wardrobes. Juliet balcony to front.

Bedroom 8'2 x 8'10 (2.49m x 2.69m)

Radiator.

Bathroom 5'7 x 6'3 (1.70m x 1.91m)

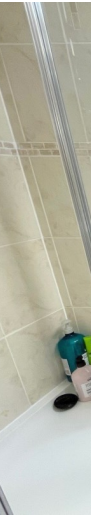
Bath with shower over. W.c. Wash basin. Heated towel rail. Spotlights.

Landing Area

Radiator. Airing cupboard. Loft access with ladders.

Bedroom 14'2 x 11'2 (4.32m x 3.40m)

Radiator. Fitted wardrobes.





En-Suite Shower Room 8'3 x 3'3

2.51m x 0.99m)

Shower cubicle. W.c. Wash basin. Radiator. Sky light.

Bedroom 14'9 x 9'6 (4.50m x 2.90m)

Radiator. Fitted bed surround.

Outside

To the front the property boasts ample off street parking and a useful outside covered utility area with Belfast sink unit and hot and cold plumbing points. To the rear is a low maintenance and very well maintained garden offering considerable privacy, paved patio area and artificial grass area.

Tenure & Possession

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

Council Tax Band & EPC Rating: Band C & C

Viewing

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

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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