



2 Deebank Avenue
Staffordshire



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

2 Deebank Avenue

Staffordshire
ST13 6NB

- * A very good sized three bedroomed detached bungalow located in a sought after and quiet residential cul-de-sac on the outskirts of the town.
- * The bungalow will appeal to those looking to downsize accommodation or for retirement purposes.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * Accommodation briefly comprises: Entrance Hall, Cloakroom / W.c, Living Room, Conservatory, Kitchen / Diner, Three Bedrooms and Bathroom.
- * Driveway to the front providing off street parking leading to a single integral garage.
- * The property boasts a pleasant sized and very private rear garden area laid mainly to lawn and with display borders.
- * An internal inspection of this well appointed detached bungalow comes highly recommended.
- * The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £350,000



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Leek - 01538 383344



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General Information

Entrance Hall

Radiator. Stairs leading down to Living Room.

W.c

W.c. Wash basin.

Living Room 18'0" x 10'11" (5.51 x 3.33)

Gas fire. Radiator. Sliding doors to:-

Conservatory 9'8" x 11'1" (2.95 x 3.38)

Double doors out to the garden.

Kitchen 15'3" x 9'10" (4.65 x 3.00)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Radiator. Electric hob and oven with extractor unit above. Central heating boiler.

Bedroom 10'11" x 11'5" (3.35 x 3.48)

Radiator.

Bedroom 9'10" x 10'9" (3.00 x 3.30)

Radiator.

Bedroom 7'8" x 6'11" (2.36 x 2.11)

Radiator.

Bathroom 5'10" x 5'6" (1.80 x 1.68)

Bath with shower over. Wash basin. Heated towel rail.

Outside

Driveway to the front providing off street parking leading to a single integral garage. The property boasts a pleasant sized and very private rear garden area laid mainly to lawn and with display borders.

Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

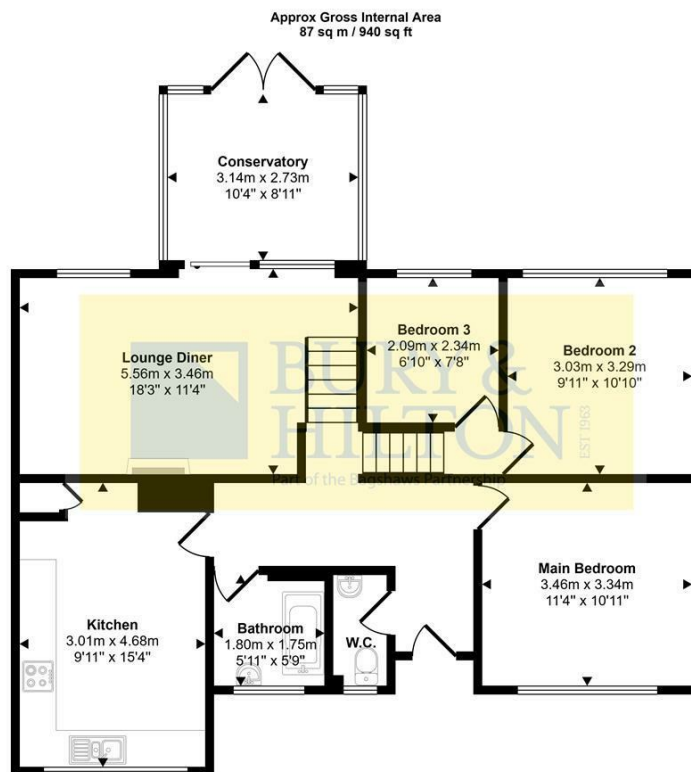
Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Method of Sale

The property is offered for sale by private treaty.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

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

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.

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