



18 Milner Terrace
Leek



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

18 Milner Terrace

Leek
Staffordshire
ST13 6BY

* This very well presented three bedroom semi-detached family home is located in a popular and well established residential area in close proximity to shops, schools and for easy access to town and Brough Park.

* Benefiting from Upvc double glazing, gas fired central heating the properties accommodation briefly comprises: Entrance Hall, Living Room and Kitchen / Diner to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.

* The property occupies a good sized plot with driveway providing off street parking leading to a very useful detached garage / workshop with power and lighting, block paved low maintenance garden areas to front and rear aspects.

* An ideal family home or may be suitable for first time buyers.

* An internal inspection of the property comes highly recommended.



Offers In The Region Of £195,000



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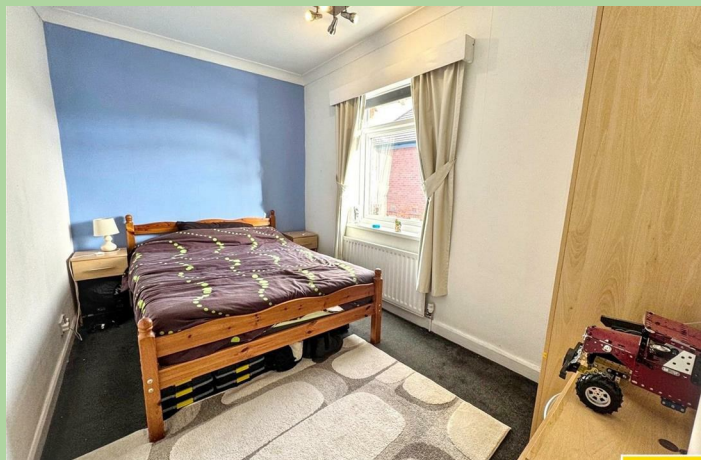


Leek - 01538 383344



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General Information

Entrance Hall

Stairs off. Radiator. Understairs storage housing central heating boiler.

Living Room

Radiator x 2. Electric fire. Coving.

Kitchen / Diner

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Gas hob with extractor unit above. Electric oven and grill. Built-in microwave. Plumbing point. Spotlights. Coving.

First Floor

Landing Area

Loft access - boarded with ladders. Storage cupboard.

Bedroom

Radiator. Fitted wardrobes. Coving.

Bedroom

Radiator.

Bedroom

Radiator. Spotlights. Coving.

Shower Room

Corner shower cubicle. W.c. Wash basin with storage unit below. Spotlights. Coving.

Outside

The property occupies a good sized plot with driveway providing off street parking leading to a very useful detached garage / workshop with power and lighting, block paved low maintenance garden areas to front and rear aspects.

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.

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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