



22 Selborne Road

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

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## 22 Selborne Road

Leek  
Staffordshire  
ST13 5PL

- \* A spacious three bedroom semi-detached property located in a very popular and well established area just on the outskirts of the town centre.
- \* The property does require some updating and improvement but offers great potential for someone to go in and put their stamp on it.
- \* The property benefits from Upvc double glazing and gas fired central heating.
- \* Accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Kitchen, Dining Room and Conservatory to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- \* Driveway to the front providing off street parking.
- \* Good sized rear garden area and useful storage area to the side with W.c and store rooms.
- \* Offered For Sale with No Upward Chain involved.

**Offers in the region of: 185,000**



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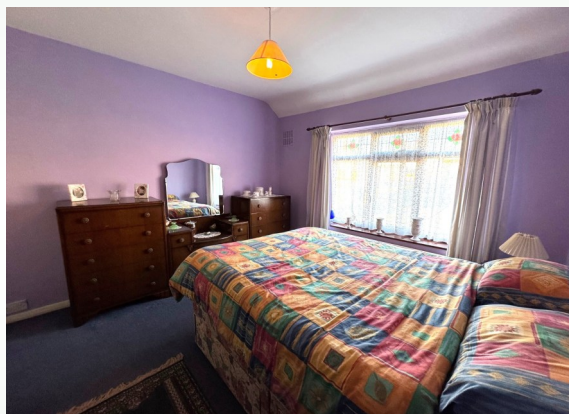
Leek Office - 01538 383344



leek@buryandhilton.co.uk







# Accommodation

## Entrance Porch

Tiled floor. Access to:

## Entrance Hall

Radiator. Stairs off.

## Living Room 3.86m x 4.27m into bay (12'7" x 14'0" into bay)

Radiator. Bay window.

## Kitchen 3.25m max x 2.31m (10'7" max x 7'6")

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Plumbing point. Tiled floor. Radiator. Side door. Understairs storage.

## Dining Room 3.33m x 3.28m (10'11" x 10'9")

Radiator. Sliding doors to:

## Conservatory 2.82m x 2.59m (9'3" x 8'5")

Tiled floor. Double doors to side.

## Side Porch

Front and rear access doors. Cupboard housing central heating boiler. W.c. Storage cupboard / workshop.

## Landing Area

Loft access.

## Bedroom 3.30m x 3.28m (10'9" x 10'9")

Radiator.

## Bedroom 3.25m x 3.73m (10'7" x 12'2")

Radiator.

## Bedroom 2.41m x 2.41m (7'10" x 7'10")

Radiator.

## Bathroom 1.96m x 1.55m (6'5" x 5'1")

Bath with wall mounted shower. W.c. Wash basin. Radiator. Tiled walls.

## Outside

Driveway to the front providing off street parking. Good sized rear garden area and useful storage area to the side with W.c and store rooms.

## Viewing

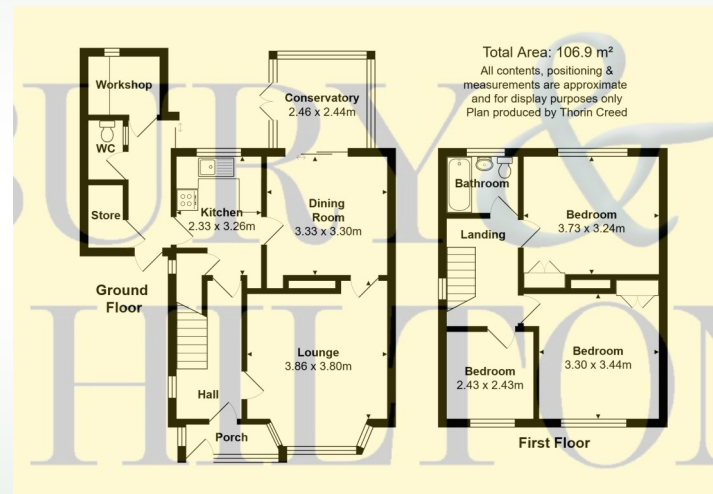
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

## Services

Mains water, electricity, gas and drainage.

**Broadband & Mobile Connectivity:** check the website [www.ofcom.org.uk](http://www.ofcom.org.uk) for specific connectivity details.





### Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

### Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

### Method of Sale

The property is offered by Private Treaty

### Viewing

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

### Services

Mains water, electricity, gas and drainage.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.



6 Market Street, Leek, Staffordshire, ST13 6HZ

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