

35 Spring Gardens

Leek

BURY & HILTON EST 1963
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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35 Spring Gardens

Leek
ST13 8AZ

* This very well presented and spacious Edwardian town-house is situated in a highly regarded location and enjoys a delightful outlook to the front over the West-End recreation ground.
* Extremely well placed for all age group local schools and for walking into the town centre and it's associate amenities.
* The property offers characterful accommodation with Entrance Porch and Entrance Hall with feature tiled flooring, Living Room with parquet flooring, bay window and log burner, a fabulous open plan Kitchen / Diner with log burner and patio doors out to the rear garden, Utility Area and W.c to the ground floor. Landing Area and Three Bedrooms to the first floor.
* Benefiting from gas fired central heating and Upvc double glazing.
* Forecourted area and a superb rear garden with decked and artificial grassed areas and a useful outside store.
* An ideal family home of which an internal inspection is highly recommended.

Offers In The Region Of £275,000

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Leek - 01538 383344

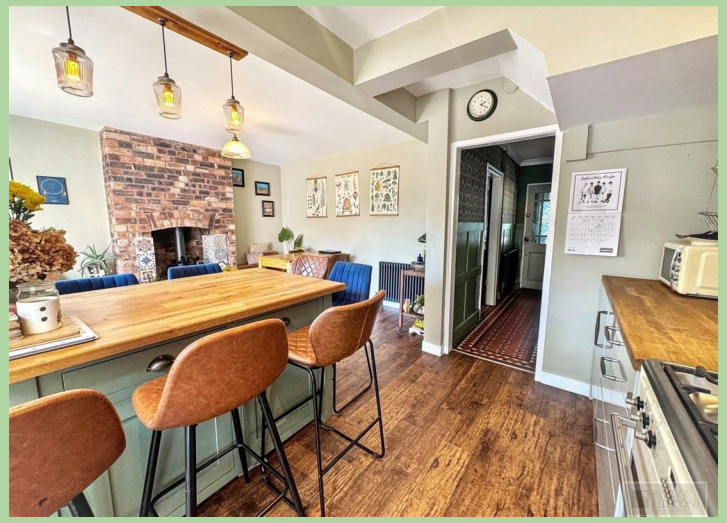
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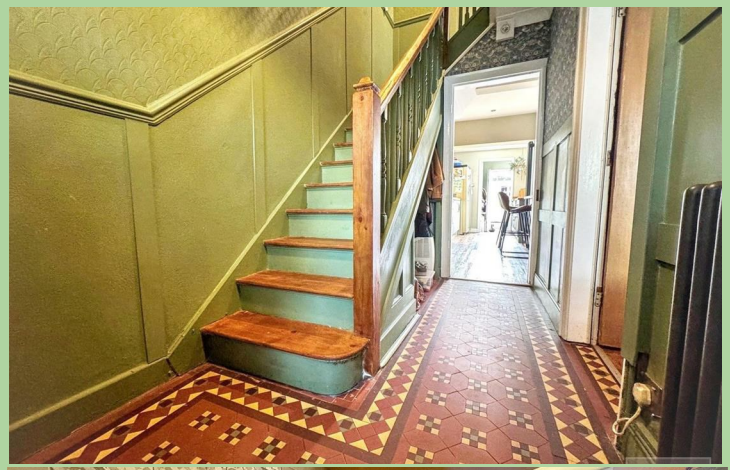
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General Information

Entrance Porch
Tiled floor. Access to:

Entrance Hall
Radiator. Stairs off. Tiled floor.

Living Room
Parquet flooring. Bay window. Radiator.

Kitchen / Diner
Range of fitted wall and base units. Belfast sink unit with mixer tap. Integrated dishwasher. Cooker point. Extractor unit. Log burner. Patio doors to rear garden. Spotlights. Sky light. Breakfast bar. Radiator. Laminate flooring.

Rear Utility Area
Plumbing point. Rear door.

W.c
W.c.

First Floor

Landing Area
Loft access. Access to:

Bedroom
Radiator. Bay window. Fitted wardrobes.

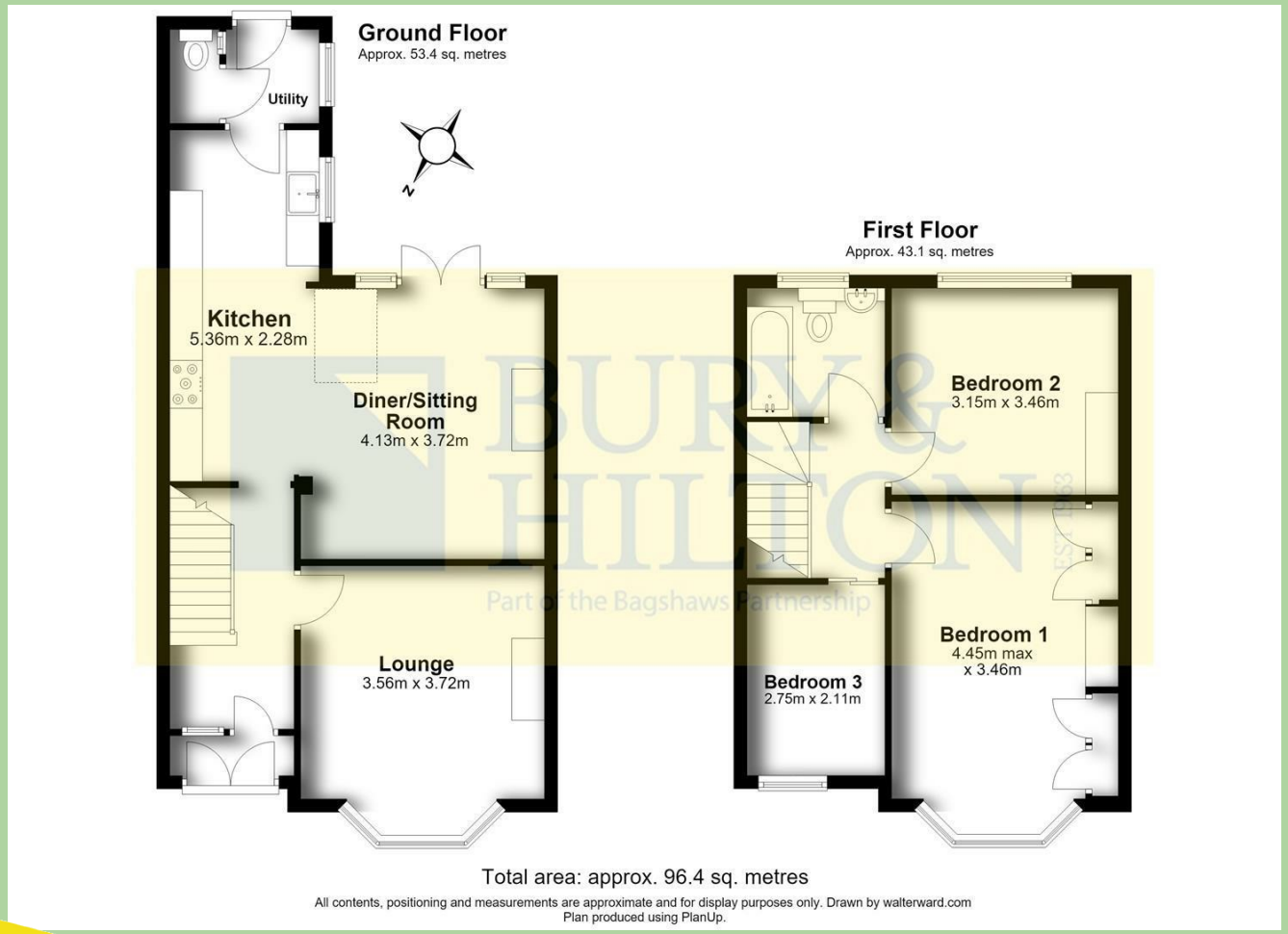
Bedroom
Radiator. Fitted storage.

Bedroom
Radiator.

Bathroom
Bath with shower over. W.c. Wash basin with storage unit below. Radiator.

Outside
Forecourted area and a superb rear garden with decked and artificial grassed areas and a useful outside store.

AML CHECKS



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Agents Notes

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