



44 Beggars Lane
Leek



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

44 Beggars Lane
Leek
Staffordshire, ST13 8XE

A beautifully presented four bedroom detached family home located in a highly sought after and well established residential area in the west-end of the town, ideally positioned for the popular Westwood schools.

Maintained and upgraded to an excellent standard by the vendor over the years and offers immaculately presented accommodation throughout.

Benefiting from gas fired central heating and double glazing the property briefly comprises: Entrance Hall, Cloakroom, Dining Room, Excellent sized Living Room with sliding doors leading through to the Conservatory, a fabulous fitted Kitchen with integrated appliances and Utility Room to the ground floor.

Landing Area, Master Bedroom with En-Suite Shower Room, Three further Bedrooms and a superb Family Bathroom to the first floor.

The property occupies a generous sized plot with well maintained and stocked landscaped gardens, lawned areas, display borders, patio sitting area and summer-house with power and lighting.

Driveway provides ample off street parking and leads to a single integral garage with power, lighting and electric remote control door.

A beautifully appointed family home of which an internal inspection is essential.

Offers in the region of: £425,000



4



3



2



TBA



Leek Office - 01538 383344



info@buryandhilton.co.uk





Accommodation

Entrance Hall

Radiator. Stairs off. Understairs storage.

WC

W.c. Wash basin with storage unit below. Radiator. Spotlights.

Living Room

Bay window. Gas fire. Radiator x 2. Coving. Sliding doors to:

Conservatory

Tiled floor. Double doors to side.

Dining Room

Radiator. Coving.

Kitchen

Fitted range of wall and base units and work-tops. Stainless steel sink unit with drainer, rinsor bowl and mixer tap. Integrated fridge, freezer and microwave. Radiator. Breakfast bar. Electric hob and oven with extractor unit above. Spotlights.

Utility Room

Wall and base units. Integrated dishwasher and washing machine. Rear door. Access to garage. Radiator. Spotlights.

First Floor Landing Area

Loft access. Coving.

Master Bedroom

Radiator. Built-in storage cupboard.

En-Suite

Shower cubicle. W.c. Wash basin with storage unit below. Tiled walls. Tiled floor. Spotlights.

Bedroom

Radiator. Coving. Bay window.



Bedroom
Radiator. Coving.

Bedroom
Radiator. Coving.

Family Bathroom
Feature bath. W.c. Wash basin with storage unit below.
Radiator. Spotlights. Tiled floor.

Outside
The property occupies a generous sized plot with well maintained and stocked landscaped gardens, lawned areas, display borders, patio sitting area and summer-house with power and lighting. Driveway to the front of the property providing ample off street parking and leading to a single integral garage with power, lighting and electric remote control door.

Council Tax Band & EPC Rating: Band E & TBA

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : info@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811

arla | propertymark



OnTheMarket.com

rightmove

Zoopla

arla | propertymark