



12 Lancaster Avenue

Leek



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

12 Lancaster Avenue

Leek

Staffordshire, ST13 6AX

This three bedroom semi-detached property offers excellent sized extended accommodation and is located in a popular and well established residential area.

The quiet cul-de-sac setting is located just on the outskirts of the town centre and offers easy access to Brough Park, schools and amenities.

Benefiting from double glazing and gas fired central heating, the property briefly comprises: Entrance Hall, Living Room with feature log burner, Inner Hallway, Kitchen / Diner and W.c to the ground floor. Landing Area, Excellent sized Master Bedroom with Dressing Area, Two further Bedrooms and Bathroom to the first floor.

The property boasts a generous sized plot with driveways to both front and rear aspects providing off street parking for several vehicles.

Low maintenance paved rear garden area with outside tap.

An ideal family home of which an inspection is essential

Offers in the region of: £235,000



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TBA



Leek Office - 01538 383344



info@buryandhilton.co.uk





Accommodation

Entrance Hall

Radiator. Stairs off.

Living Room

Wood flooring. Log burner. Radiator x 2.

Inner Hallway

Tiled floor. Radiator. Rear door. Understairs storage.

Kitchen/Diner

Wall and base units. Stainless steel sink unit with rinser bowl and mixer tap. Plumbing point. Radiator. Extractor unit. Tiled floor.

WC

W.c. Wash basin. Tiled walls.

First Floor Landing Area

Loft access.

Bedroom

Radiator x 2.

Bedroom

Radiator. Fitted wardrobes.

Bedroom

Radiator.

Bathroom

Bath. W.c. Wash basin with storage unit below. Radiator. Spotlights. Tiled walls.





AWAITING FLOOR PLAN

Outside

The property boasts a generous sized plot with driveways to both front and rear aspects providing off street parking for several vehicles (the front drive is accessed via Lancaster Avenue and the rear one from Fowlchurch Road). Low maintenance paved rear garden area with outside tap.

Council Tax Band & EPC Rating: Band C & TBA

Viewing

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

Method of Sale

This property is to be sold by Private Treaty.

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

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Ashbourne	01335 342201
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