# 48 Wallbridge Drive

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

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

# 48 Wallbridge Drive

Leek
Staffordshire
ST13 8HL

* An opportunity to purchase a well presented two bedroomed link-detached bungalow which is situated in the West End of town with a good size garden to the rear.
* The bungalow briefly comprises: Entrance Porch, Entrance Hall, Living Room, Kitchen, Sun Room, Two Double Bedrooms and Shower Room.
* Gardens to the front and to the rear with the rear garden being a particular feature of the property.
* Driveway providing off road parking to the front and a single garage.
* An ideal retirement bungalow.
* Viewing advised to fully appreciate all this property has to offer.

## Offers In The Region Of £180,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

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# General Information

**Entrance Porch**
Access to:

**Entrance Hall**
Access to garage.

**Living Room 15'4 x 12'3 (4.67m x 3.73m)**
Electric fire with feature surround. Coving. Electric heater.

**Kitchen 10'9 x 8'1 (3.28m x 2.46m)**
Wall and base units. Stainless steel sink unit with drainer. Plumbing point. Cooker point. Electric heater.

**Sun Room 8'5 x 7'5 (2.57m x 2.26m)**
Rear door. Electric heater.

**Bedroom 12'8 x 10'5 (3.86m x 3.18m)**
Electric heater. Built-in wardrobe.

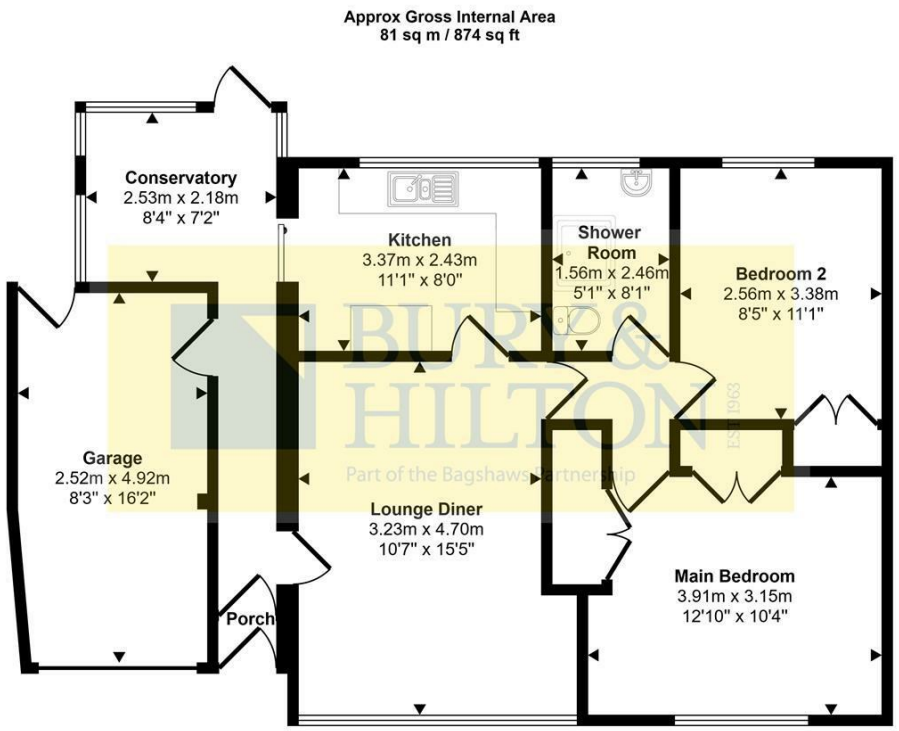
**Bedroom 11'1 x 8'7 (3.38m x 2.62m)**
Electric heater.

**Shower Room 8'1 x 5'2 (2.46m x 1.57m)**
Shower cubicle. W.c. Wash basin.

**Outside**
Gardens to the front and to the rear with the rear garden being a particular feature of the property. Driveway providing off road parking to the front and a single garage.

**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.




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### 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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BAGSHAWS EST 1871
Land • Property • Livestock

6 Market Street, Leek, Staffordshire, ST13 6HZ
T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

**Bagshaws**
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

**Bury & Hilton**
Leek 01538 383344

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