

4 Lockerbie Close

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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4 Lockerbie Close

Leek
ST13 5DD

* This well appointed three bedroom semi-detached property is situated in a highly sought after and desirable area on the outskirts of the town.
* The property boasts a quiet cul-de-sac setting and benefits from Upvc double glazing and gas fired central heating.
* The accommodation briefly comprises: Entrance Hall, Living Room and Kitchen / Diner with integrated appliances to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
* Driveway providing ample off street parking.
* Front and South-Facing garden areas with paved patio area and a lawned areas.
* An ideal family purchase.
* The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £249,950

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General Information

Entrance Hall
Radiator. Stairs off.

Living Room
Radiator. Fire place. Bay window.

Kitchen / Dining Room
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Gas hob with extractor unit above. Electric oven. Plumbing point. Tiled floor. Side door. Radiator. Understairs storage. Integrated fridge / freezer. Cupboard housing central heating boiler.

First Floor

Landing Area
Loft access. Airing cupboard.

Bedroom
Radiator. Fitted wardrobes and bed surround.

Bedroom
Radiator.

Bedroom
Radiator.

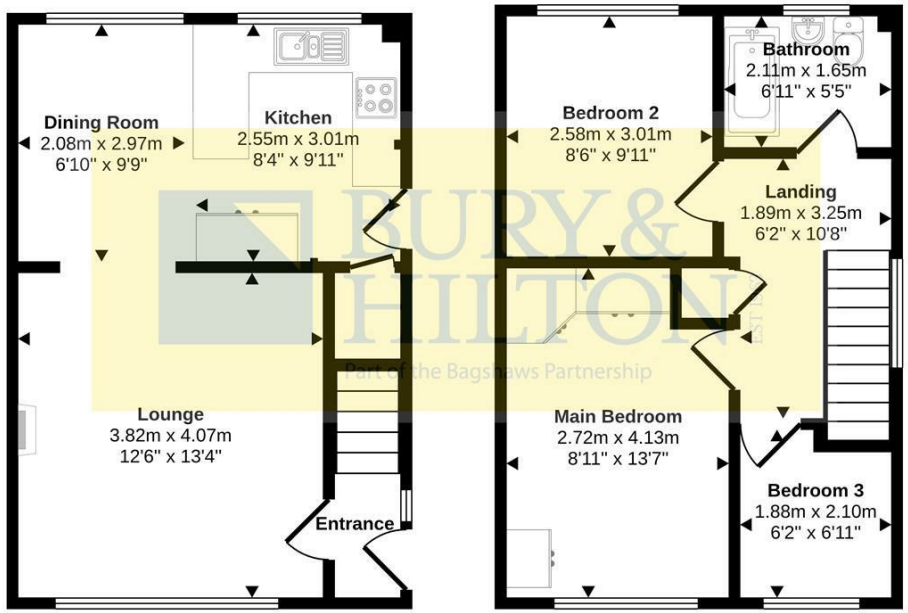
Bathroom
Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail. Tiled walls. Coving.

Outside
Driveway providing ample off street parking. Front and rear garden areas with paved patio area and a lawned areas.

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.

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.

Approx Gross Internal Area
69 sq m / 747 sq ft



Ground Floor
Approx 34 sq m / 371 sq ft

First Floor
Approx 35 sq m / 376 sq ft

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.

Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

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.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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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