



1 Botham Drive
Leek



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

1 Botham Drive

Leek
ST13 7HE

- * This three bedroom semi-detached bungalow is delightfully situated in a very popular residential area and offers some outstanding views over the surrounding countryside.
- * The property enjoys an elevated position in the sought after village of Cheddleton offering easy access to shops, amenities and some fabulous countryside walks.
- * The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, Three Bedrooms and Bathroom.
- * We consider the property an ideal retirement option or even for a small family.
- * Benefiting from gas fired central heating and double glazing.
- * Driveway to the front and side providing off road parking and a superb elevated garden area to rear with paved and lawned areas and sitting area enjoying the fabulous views.
- * An inspection of the property comes most strongly recommended.



Offers In The Region Of £190,000



3



1



1



D



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Radiator. Laminate flooring. Airing cupboard.

Living Room

Radiator. Laminate flooring.

Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Pl;mbing point. Tiled floor. Loft access.

Bedroom

Radiator. Laminate flooring.

Bedroom

Radiator. Laminate flooring.

Bedroom

Radiator. Laminate flooring.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator.

Outside

Driveway to the front and side providing off road parking and a superb elevated garden area to rear with paved and lawned areas and sitting area enjoying the fabulous views. Front garden 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.

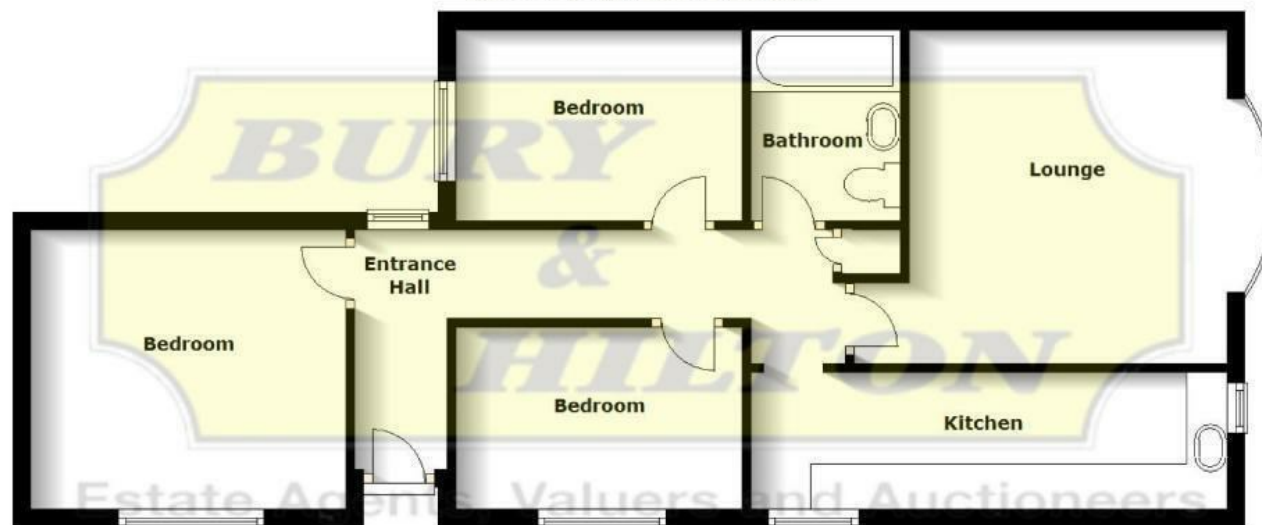
Method of Sale

The property is offered for sale by private treaty.



Ground Floor

Approx. 59.3 sq. metres (638.6 sq. feet)



Total area: approx. 59.3 sq. metres (638.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using The Mobile Agent.

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.

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.

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.



Part of the Bagshaws Partnership

6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Land · Property · Livestock

Bagshaws

Ashbourne 01335 342201

Bakewell 01629 812777

Uttoxeter 01889 562811

Bury & Hilton

Leek 01538 383344

arla | propertymark

