



14 Ramshaw View

Leek



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

14 Ramshaw View

Leek
ST13 6QN

- * This two bedroom semi-detached property is situated in a convenient location for local shops and schools and for travelling into the town centre.
- * The property occupies a generous sized corner plot which may offer the option of extending subject to any relevant permissions required.
- * The accommodation which benefits from double glazing and gas fired central heating briefly comprises: Entrance Porch, Entrance Hall, Living Room, Kitchen / Dining Room and Utility Room to the ground floor. Landing Area, Two Bedrooms and Shower Room to the first floor.
- * Paved driveway to the front and side providing ample off street and low maintenance front and rear garden areas.
- * We consider the property to be an ideal purchase for first time buyers or for investment.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £175,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Porch

Access to:

Entrance Hall

Radiator. Stairs off.

Living Room

Bay window. Radiator. Electric fire. Radiator.

Kitchen / Diner

Wall and base units. Stainless steel sink unit with drainer. Plumbing point. Radiator.

Utility Room

Plumbing point. Wall mounted boiler. Side door. Storage cupboard.

First Floor

Landing Area

Loft access.

Bedroom

Radiator.

Bedroom

Radiator.

Shower Room

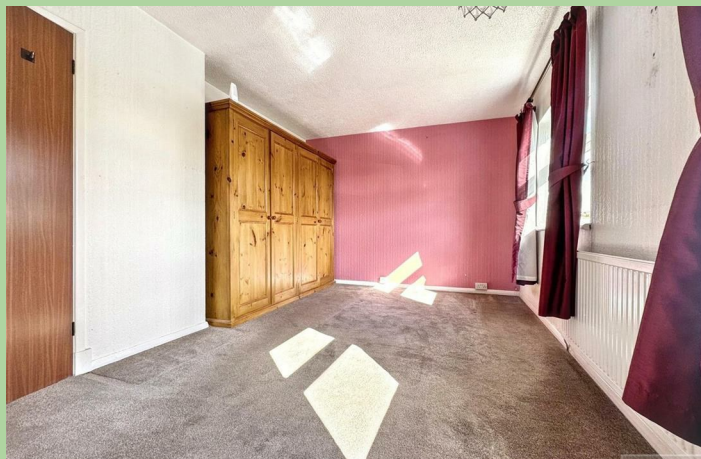
Shower cubicle. W.c. Wash basin. Radiator. Tiled walls.

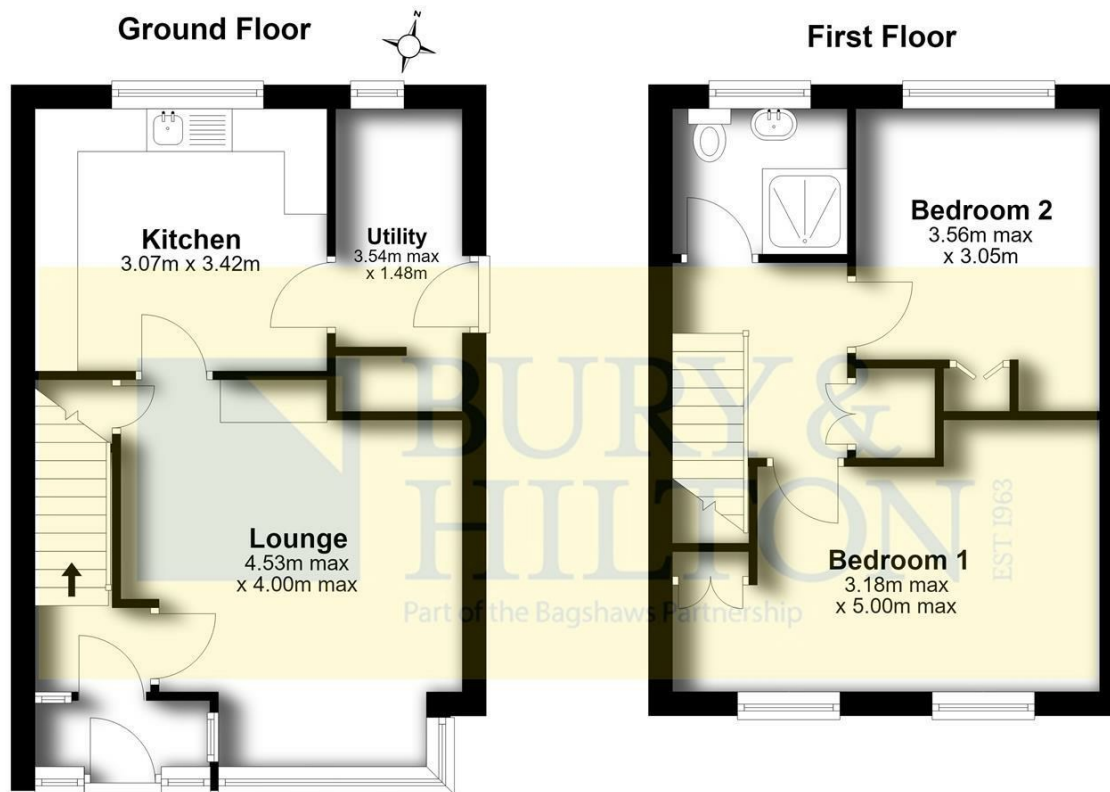
Outside

Paved driveway to the front and side providing ample off street and low maintenance front and rear garden areas.

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.





Total area: approx. 73.0 sq. metres

All contents, positioning and measurements are approximate and for display purposes only. Drawn by walterward.com
Plan produced using PlanUp.

14 Ramshaw View, Leek

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.



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