



4 Wallbridge Drive
Leek



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

4 Wallbridge Drive

Leek
ST13 8HL

Are you looking for a good-sized Family home, in a desirable location, in the catchment area for good schools ? THEN LOOK NO FURTHER !

Situated on the popular Wallbridge Park Estate, we offer For Sale this elevated, Extended Three Bedroom detached property.

Offering Excellent sized accommodation throughout, this property would be perfectly suited for a growing family having the bonus of having had a single storey extension to the rear,

To the ground floor you enter via the Entrance Hallway and beyond is a sizeable Lounge area, extended Kitchen, separate Dining room, Utility, Study, and downstairs W.C/ Cloakroom.

To the first Floor Three Excellent Sized Bedrooms and family Bathroom.

The property is approached via a tarmacked driveway offering off road parking and leading to an attached brick built garage, to complete the spec there is a low maintenance Front Garden and a large, enclosed Garden and Patio Area to the rear.

Its slightly elevated position means this property is not overlooked.

AN EARLY APPOINTMENT TO VIEW IS STRONGLY ADVISED TO APPRECIATE JUST WHAT THIS PROPERTY HAS TO OFFER



Offers In The Region Of £268,950



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Leek - 01538 383344



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General Information

Entrance Hall

Radiator. Storage cupboard.

W.c

W.c. Wash basin.

Living Room

Radiator. Stairs off. Gas fire. Sliding doors to:

Dining Room

Radiator. Sliding doors to rear.

Study / Rear Hall

Radiator. Side door.

Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Plumbing point. Cooker point. Storage cupboard. Extractor unit.

First Floor

Landing Area

Loft access.

Bedroom

Radiator. Fitted wardrobes. Storage cupboard housing central heating boiler.

Bedroom

Radiator. Storage cupboard.

Bedroom

Radiator. Storage cupboard.

Bathroom

Bath with shower over. W.c. Wash basin. Heated towel rail. Tiled floor. Spotlights.

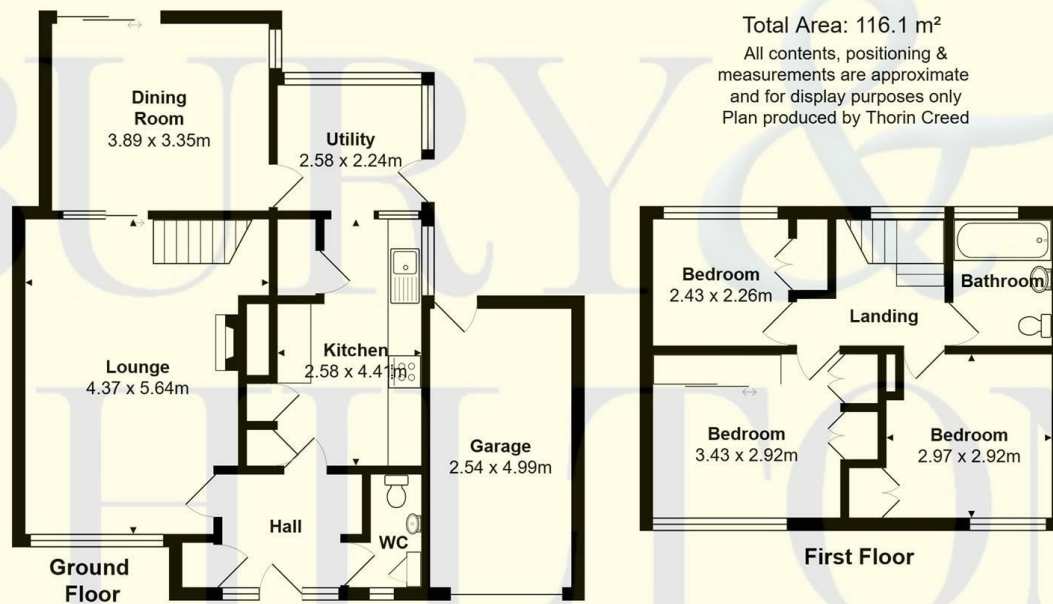
Outside

Driveway to the front providing off street parking leading to an integral single garage. To the rear of the property is a private enclosed garden laid mainly to lawn with display boards and paved area.

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.

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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