8 Hillside Drive,

Leek.

BURY & HILTON
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8 Hillside Drive,

Leek.
ST13 8JQ

* A beautifully well presented three bedroom split level link-detached property situated in a sought after and popular residential location, offering good access to shops and local well regarded schools.
* The property has been updated and improved to an immaculate standard by the current vendor and is considered an ideal family purchase.
* The accommodation briefly comprises: Entrance Porch and Kitchen / Diner to the lower floor. Living Room with feature sliding doors to the first floor. Landing Area with feature see-through balustrades, Bedroom and Bathroom to the second floor and Two further Bedrooms are located on the third floor.
* The property benefits from Upvc double glazing and gas fired central heating.
* The rear garden is a particular feature of the property with recently laid Indian stone patio area, elevated sitting area, lawned garden area, useful garden shed and outside power point.
* A double driveway to front providing off street parking leading to the attached single garage with power and lighting.
* An ideal family home of which a viewing comes highly recommended.

Offers In The Region Of £279,950

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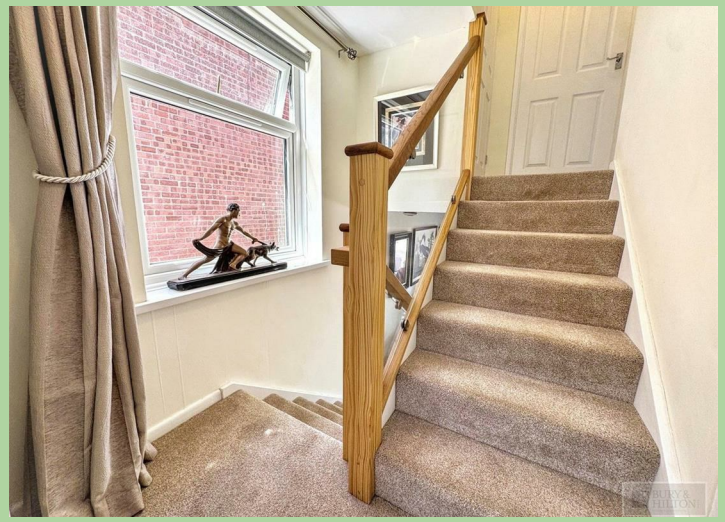

General Information

Entrance Porch
Access to:

Kitchen / Dining Room 13'10" x 14'2" (4.22m" x 4.32m")
Wall and base units. Stainless steel sink unit with drainer and rinser bowl. Gas cooker point. Extractor unit. Plumbing point. Radiator. Stairs off. Laminate flooring.

Living Room 14'11 x 11'9
Radiator. Sliding doors to rear garden area. Stairs off. Electric fire.

Landing Area
Loft access. Stairs off.

Bedroom 12'5 x 8'7
Radiator.

Bathroom
Bath with feeder shower. W.c. Wash basin. Radiator. Tiled walls.

Landing Area
Storage cupboard housing central heating boiler.

Bedroom 11'10 x 8'1 (3.61m x 2.46m)
Radiator.

Bedroom 8'9 x 6'4 (2.67m x 1.93m)
Radiator.

Outside
Garden areas to both front and rear aspect with well stocked display borders. Driveway to front providing off street parking leading to the attached single garage.

GROUND FLOOR
APPROX. FLOOR
AREA 557 SQ.FT.
(51.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Agents Notes

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