4 Gordon Close

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

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

4 Gordon Close

Leek
ST13 8NZ

£270,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

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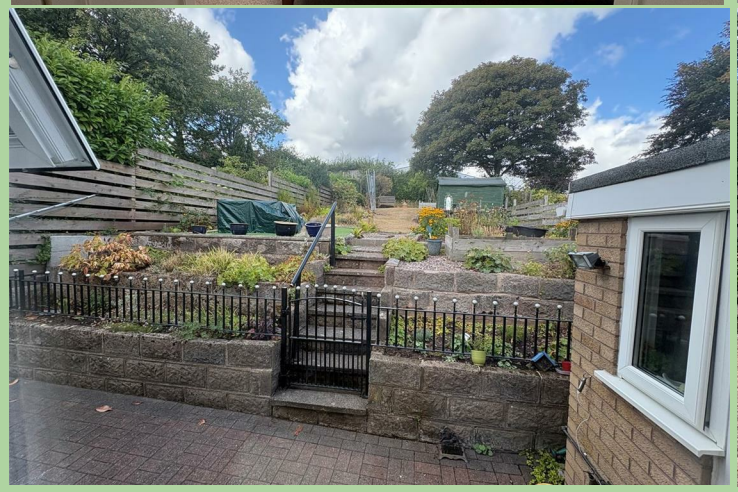


General Information

Entrance Hall
With radiator. Tiled floor.

Kitchen 8'3 x 7'8 (2.51m x 2.34m)
Fully fitted with a comprehensive range of units consisting of stainless steel sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker. Plumbing for dishwasher. Cupboard housing gas central heating boiler.

Lounge/Dining Roomm 15'6 x 12'7 (4.72m x 3.84m)
With radiator. Fitted carpet.

Inner Hall
Fitted carpet.

Bedroom One 16'6 x 8'4 (5.03m x 2.54m)
With fitted wardrobes. Radiator. Fitted carpet.

Bedroom Two 13' x 9'11 (3.96m x 3.02m)
With full range of fitted wardrobes. Radiator. Fitted carpet.

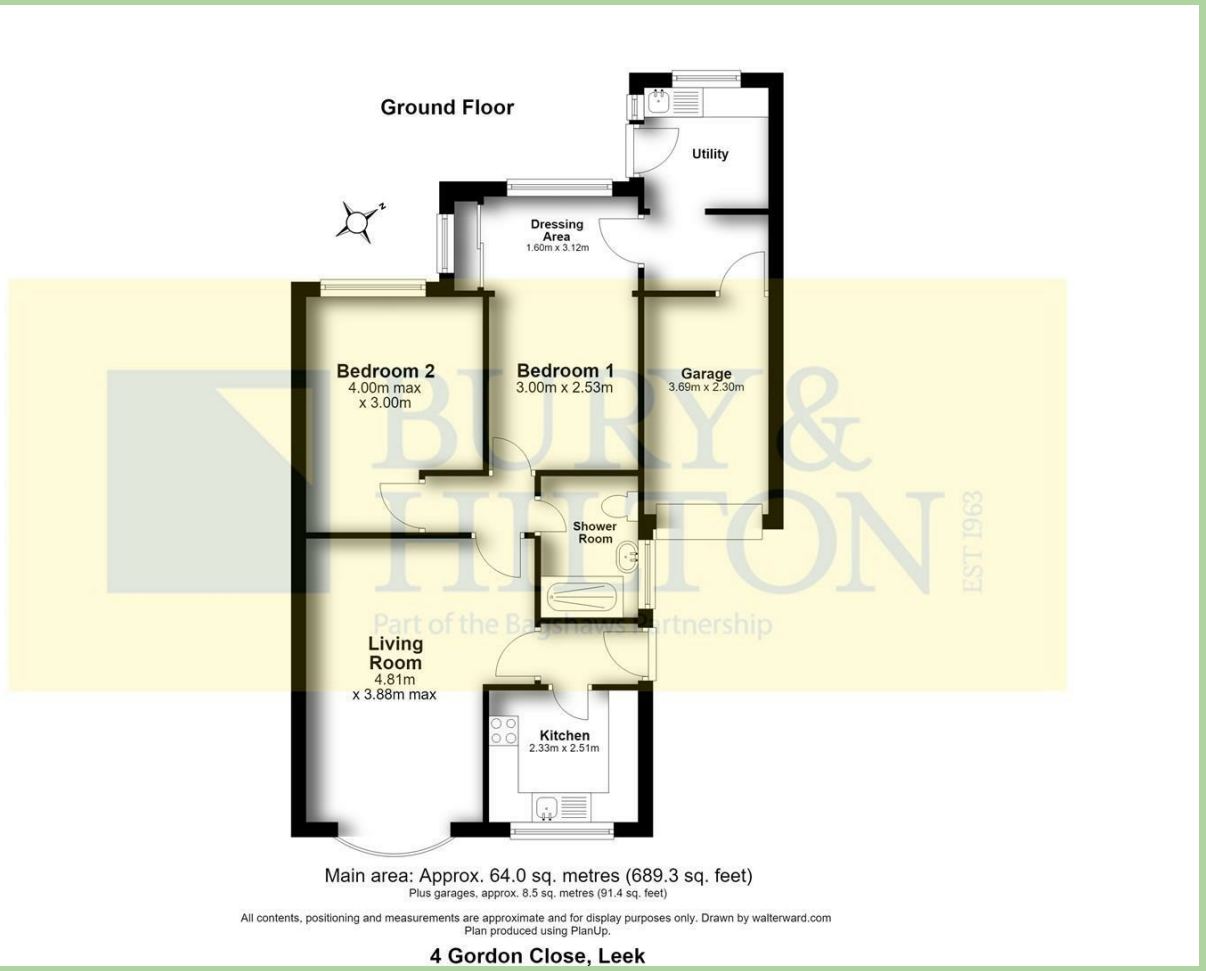
Shower Room
Fully tiled walls and suite comprising shower cubicle, wash hand basin and WC. Heated towel rail. Radiator.

Rear Hall
Tiled floor. Radiator.

Utility Room 7' x 7'1 (2.13m x 2.16m)
Stainless steel sink unit, base units, working surfaces. Plumbing for automatic washing machine.

Outside
Driveway to the front provides off road parking facilities and leads to an ATTACHED GARAGE. (12'6 x 7'6).
Front garden and good size rear garden with block paved patio, lawns, borders and timber garden shed.

Services
All mains services.
Gas central heating.
Upvc double glazing.



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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Land • Property • Livestock

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