



4 Wallbridge Drive
Leek



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

4 Wallbridge Drive

Leek
ST13 8HL

- * This three bedroom link-detached property offers spacious accommodation and is situated in a popular and well established residential area on the outskirts of Wallbridge Park.
- * Offering good access to the popular Westwood schools, travelling into the town centre and towards The Potteries.
- * The extended accommodation benefits from UPVC double glazing, gas fire central heating and is considered an ideal purchase for family occupation.
- * The property briefly comprises entrance Hall, W.c, Living Room, Dining Room, Study / Rear Hall and Kitchen to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- * 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.
- * An internal inspection of this well appointed family home comes highly recommended and can be arranged through our Leek office.



Offers In The Region Of £275,000



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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.

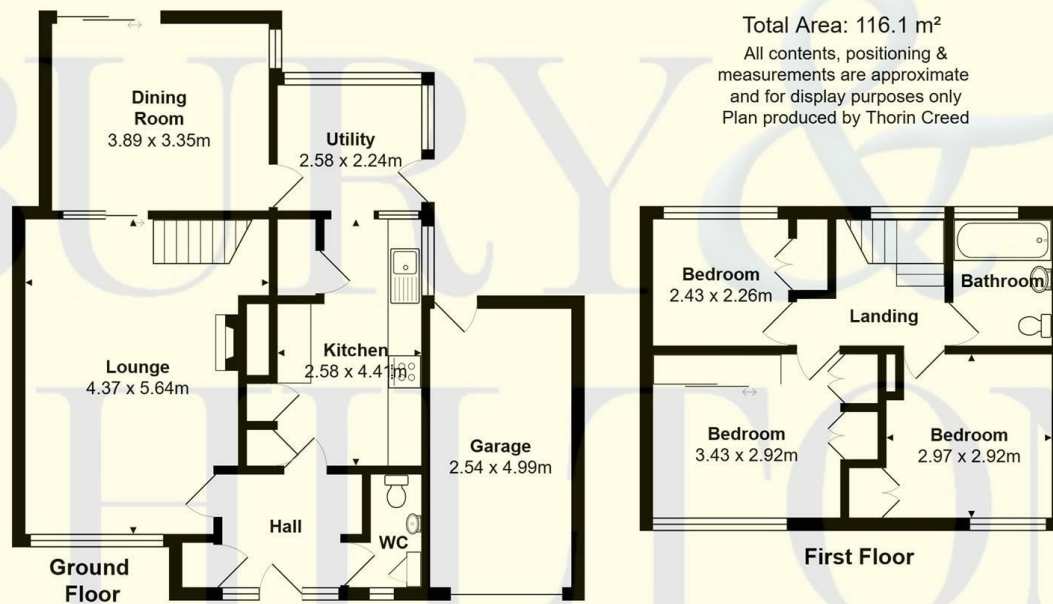
Outside

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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