



45 Rownall View
Leek



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45 Rownall View

Leek
ST13 8JN

- * This immaculate three bedroom detached property offers good sized split level accommodation over four floors.
- * The property has been upgraded and modernised over recent years to a high standard and is now considered an ideal family home.
- * The property is located in a highly sought after position in the west-end of town, offering easy access to the popular Westwood schools, shops, amenities and the town centre.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * Accommodation briefly comprises: Entrance Porch, Kitchen / Diner with integrated appliances, Living Room with feature sliding doors to the rear garden, Three Bedrooms and Bathroom.
- * Driveway to the front providing off street parking leading to a attached single garage with power and lighting.
- * An excellent sized garden area to the rear aspect laid mainly to lawn with display borders, patio area and offering some considerable privacy.
- * Viewing highly recommended.

Offers In The Region Of £280,000



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Leek - 01538 383344



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General Information

Entrance Porch

Electrics cupboard. Access to:

Kitchen / Diner 14'4 x 12'11 (4.37m x 3.94m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven with extractor unit above. Integrated fridge, freezer and dishwasher. Spotlights. Stairs off. Radiator x 2.

Living Room 14'5 x 12'5 (4.39m x 3.78m)

Radiator. Sliding doors to rear garden. Laminate flooring. Stairs off.q

Landing Area

Loft access. Radiator. Stairs off.

Bathroom 5'10 x 5'7 (1.78m x 1.70m)

Bath with shower over. W.c. Wash basin with storage unit below. Radiator. Tiled walls.

Bedroom

Radiator.

Landing Area

Airing cupboard. housing central heating boiler.

Bedroom 12'7 x 5'7 (3.84m x 1.70m)

Radiator.

Bedroom 9'9 x 6'8 (2.97m x 2.03m)

Radiator.

Outside

Driveway to the front providing off street parking leading to a attached single garage with power and lighting. An excellent sized garden area to the rear aspect laid mainly to lawn with display borders, patio area and offering some considerable privacy. Garden shed & greenhouse.

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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