

Benjarry, 29 Uplands Avenue

Stoke-On-Trent

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Benjarry, 29 Uplands Avenue

Stoke-On-Trent
ST9 0LE

This semi-detached house is located in a well established and popular location at Werrington being well place for travelling into the Potteries conurbation and its associate employment centres or to the market towns of Leek and Cheadle.
The property itself has had substantial extensions to both front and rear elevations and now provides excellent sized three bedroomed accommodation which is ideally suitable for family occupation.
The property enjoys the benefit of gas central heating and UPVC double glazing. It has good off road parking facilities and considerable privacy is enjoyed to the rear.
Offered for sale with no upward chain.





Offers In The Region Of £269,950

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Leek - 01538 383344

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General Information

Reception Hall
Radiator. UPVC doors and windows.

Lounge 23' x 11' (7.01m x 3.35m)
With an attractive log effect fire and surround.. Two radiators. Fitted carpet.

Sun room 8'11 x 8'6 (2.72m x 2.59m)
Radiator. Patio windows leading to rear garden.

Extended Kitchen with adjoining Dining Area 18'2 x 8'11 (5.54m x 2.72m)
Range of units consisting of sink unit, base units, wall cupbards and working surfaces. Incorporating a split level cooker together with integrated fridge freezer and dishwasher. Tiled splashbacks. Radiator.

Stairs to landing
Fitted carpet

Bedroom one 11' x 10'7 (3.35m x 3.23m)
Range of fitted bedroom furniture. Radiator. Fitted carpet.

Bedroom two 12'3 x 9'1 (3.73m x 2.77m)
Fitted bedroom furniture. Radiator. Fitted carpet.

Bedroom Three 9'1 x 9'0 (2.77m x 2.74m)
Radiator. Fitted carpet.

Extended Bathroom 12'6 x 7'6 (3.81m x 2.29m)
With suite comprising bath, washing WC and shower cubicle. Partly tiled. Linen cupboard housing gas central heating boiler.

Outside
Driveway provides off road parking facility and leads to an attached garage at 19'5 X 8'3 with utility to rear 1'7 x 7'7 with range of units consisting of base units, working surfaces, wall cupboards, and plumbing for automatic washing machine. Toilet off with low level W.C.
Gardens to front and rear with lawns and patio seating area with considerable privacy being enjoyed to the rear.

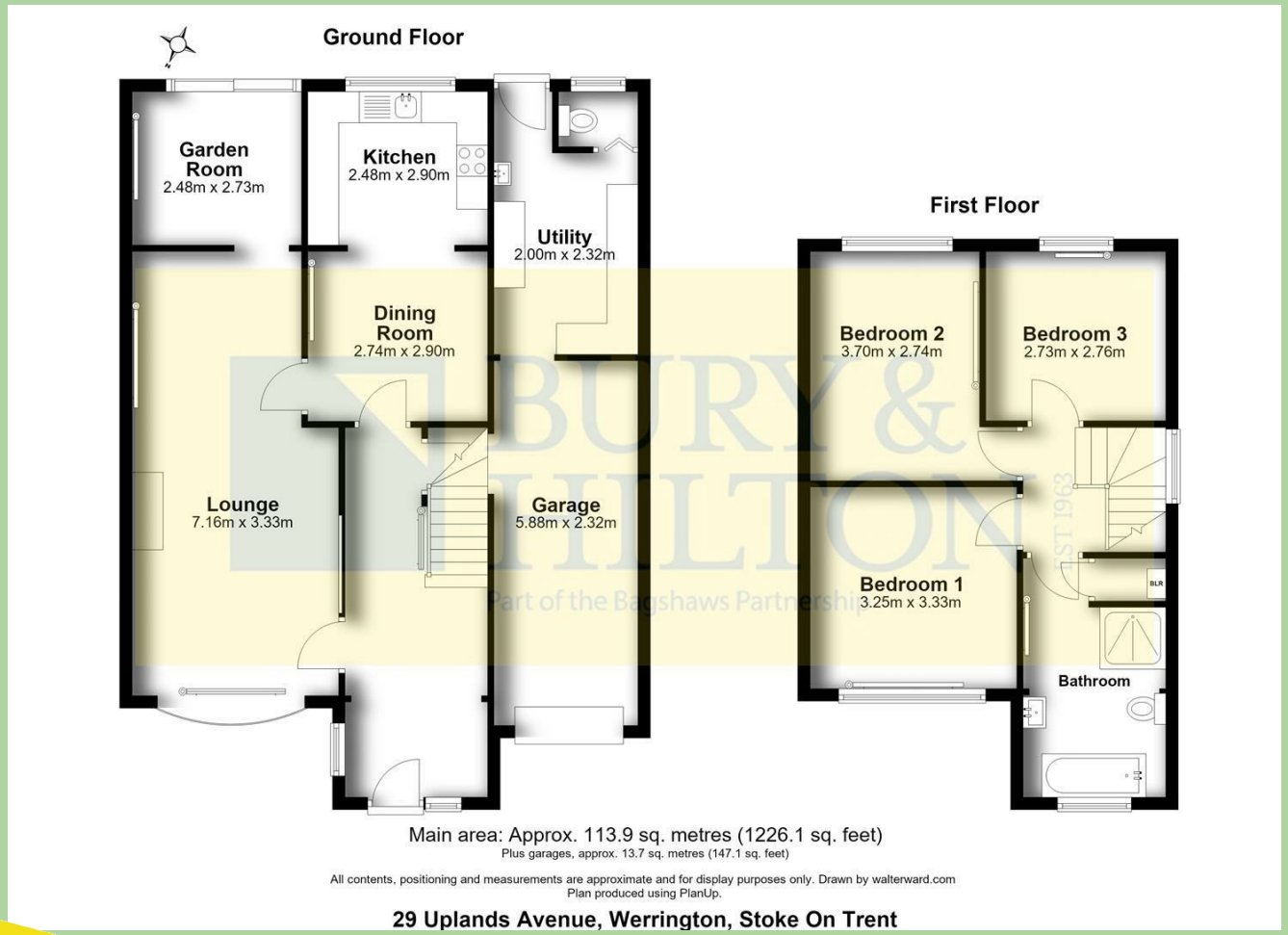
Services
All mains services
Gas central heating
UPVC double glazing

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.

Method of Sale
The property is offered for sale by private treaty.

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.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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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