



Kiln Lane

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

20 Kiln Lane

Leek
Staffordshire
ST13 8LQ

- * This delightful three bedroomed semi-detached cottage is located in a superb elevated position on the outskirts of town.
- * The property has been well maintained by the current vendor and an internal inspection of the property comes highly recommended.
- * Offering easy access to local shops and good road links towards Macclesfield.
- * Benefiting from gas fired central heating and double glazing, the property briefly comprises: Entrance Porch, Entrance Hall, Sitting Room, Living Room / Kitchen area and W.c to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- * Low maintenance gardens the front and side and rear yard areas.
- * To make an appointment to view please contact our Leek office.



Offers Over: £230,000



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Council
Tax Band

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Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Entrance Porch

Tiled floor. Access to:

Entrance Hall

Stairs off. Laminate flooring.

Living Room / Kitchen area

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Cooker point. Extractor unit. Radiator. Plumbing point. Tiled floor. Rear door.

WC.

W.c. Tiled floor.

Sitting Room

Radiator. Spotlights. Understairs storage. Electric fire.

First floor landing area

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator. Airing cupboard housing central heating boiler.

Outside

Low maintenance gardens the front and side and rear yard areas.



Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Services

Mains water, electricity, and drainage.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband & Mobile Connectivity: The property is well placed for mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.

Agents Note:

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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| Buxton | 01298 27524 |
| Leek | 01538 383344 |
| Uttoxeter | 01889 562811 |