



8 Woodside Lane
Leek



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

8 Woodside Lane

Leek

ST13 7AN



* This pre-war semi-detached property is delightfully situated in a small quiet private cul-de-sac on the edge of town and from the upper floors enjoys extensive views to the front over town and towards The Roaches.

* The property offers some excellent sized family accommodation and also benefits from two

Offers In The Region Of £365,000



Leek - 01538 383344



leek@buryandhilton.co.uk

Entrance Hall

Stairs off. Parquet flooring. Radiator.

W.c

W.c. Wash basin. Radiator.

Living Room

Open fire with feature surround. Bay window. Radiator. Coving.

Dining Room

Radiator x 2. Open fire with feature surround. Coving. Double doors leading out to the rear garden.

Kitchen

Worktop incorporating Belfast sink unit with mixer tap. Wood flooring. Cooker point. Radiator. Extractor unit. Plumbing for dishwasher and washing machine.

Utility Area

Wall mounted central heating boiler. Side door.

First Floor

Landing Area

Loft access with pull down ladders - boarded for storage and sky light window x 2.

Bedroom

Radiator. Feature fire place.

Bedroom

Radiator. Feature fire place. Wood flooring.

Bedroom

Radiator.

Bathroom

Bath with shower over. Wash basin. Heated towel rail. Wood flooring.

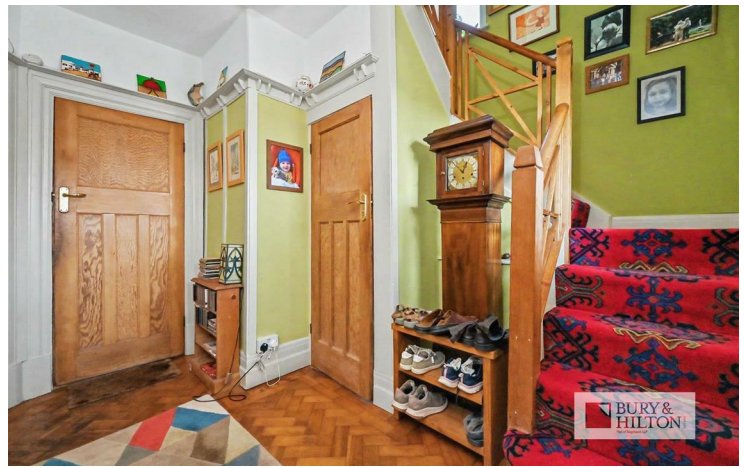
W.c

W.c.

Outside

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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