



57 High View Road  
Stoke-On-Trent



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

## 57 High View Road

Stoke-On-Trent  
ST9 9HS

\* Situated in a highly regarded residential location with the advantage of backing on to open fields is this exceptionally well presented three bedroomed link-detached property.

\* An internal inspection is most strongly recommended for this property which has been upgraded and improved to a high standard by the current vendors and now offers the chance to purchase an ideal family home.

\* The property benefits from Upvc double glazing, gas fired central heating and security alarm system, it also boasts being conveniently located for the well regarded Endon schools.

\* The accommodation briefly comprises: Entrance Hall with staircase off to first floor, Cloakroom, Kitchen with integrated appliances and Living Room / Dining Room to the ground floor. Landing Area, Three Bedrooms and superb Bathroom with bath and separate shower cubicle to the first floor.

\* Externally the property is approached over a driveway that provides double car parking and leads to a single garage, a delightful garden to the rear is a particular feature, backing onto open fields with superb views. The rear garden is laid mainly to lawn with display borders, paved patio area and covered sitting area. Access to the garage.

\* An internal inspection of this superb family home is most strongly recommended.



Offers In The Region Of £335,000



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Leek - 01538 383344



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# General Information

## Entrance Hall

Stairs off. Laminate flooring.

## W.c

W.c. Wash basin. Radiator.

## Living Room / Dining Room

Laminate flooring. Patio doors to rear. Log burner. Radiator x 2.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Gas hob with extractor unit above. Electric oven and microwave. Plumbing point. Integrated dishwasher. Tiled floor. Radiator. Side door.



## First Floor

### Landing Area

Radiator. Loft access.

### Bedroom

Radiator. Fitted wardrobes and storage units.

### Bedroom

Radiator. Fitted wardrobes.

### Bedroom

Radiator.

### Bathroom

Bath with feeder shower. W.c. Wash basin. Corner shower cubicle. Tiled walls. Laminate flooring.



## Outside

Externally the property is approached over a driveway that provides double car parking and leads to a single garage, a delightful garden to the rear is a particular feature, backing onto open fields with superb views. The rear garden is laid mainly to lawn with display borders, paved patio area and covered sitting area. Access to the garage.

## Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.



Ground Floor

First Floor

All measurements are approximate and for display purposes only

### 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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