



# 5 Hillside Drive

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 5 Hillside Drive

Leek

Staffordshire, ST13 8JQ

A very well presented and spacious three bedroom link-detached family home situated on the outskirts of the town and backing onto the golf course.

The property occupies a commanding elevated position, sits on a generous sized plot and is well placed for the popular local schools and amenities.

The extended accommodation comprises of Entrance Hall, Spacious Living Room that opens into the Conservatory, Dining Kitchen, Separate Utility Area and Shower Room at ground level. Landing Area, Three Bedrooms and Family Bathroom are on the first floor. The property benefits from gas central heating and Upvc double glazing.

Externally, the good sized plot boasts garden to the front, mainly laid to lawn with the driveway that provides ample off road parking, leading to the single integral garage.

The rear has a patio area and steps up to the well maintained garden having lawned areas, seating area and a greenhouse, all enclosed with hedged boundaries.

Viewing is essential to appreciate the location and size of this family home.

**Offers in the region of: £320,000**



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Leek Office - 01538 383344



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# Accommodation

## Entrance Hall

Storage cupboard. Stairs off. Radiator.

## Living Room

Gas fire. Radiator. Recess area. Sliding doors to:

## Conservatory

Tiled floor. Double doors to side.

## Kitchen/Diner

Wall and base units with wood working surfaces. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Gas hob, double electric oven and extractor unit above. Integrated fridge, freezer and dishwasher. Tiled flooring to kitchen area and carpet to dining area. Radiator. Spotlights.

## Utility

Wood work tops. Plumbing point. Side door. Tiled floor. Radiator.

## Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled floor.

## First Floor Landing

Loft access.

## Bedroom

Radiator. Built-in wardrobes.

## Bedroom

Radiator. Airing cupboard.





**Bedroom**

Radiator.

**Bathroom**

P-bath with shower over. W.c. Wash basin. Heated towel rail. Spotlights. Tiled walls.

**Tenure & Possession**

The property will be sold freehold with vacant possession upon completion.

**Council Tax Band & EPC Rating:** Band D & D

**Viewing**

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

**Method of Sale**

This property is to be sold by Private Treaty.

**Agents Note;**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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