20 Wardle Gardens

Leek

BURY & HILTON EST 1963
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20 Wardle Gardens

Leek
ST13 7AR

* This very well presented first floor two bedroom apartment is located on a popular modern development at Leekbrook mid-way between Cheddleton and the sought after market town of Leek.
* The property is set within a quiet residential location and is perfect for a first time buyer or buy-to-let investor.
* The apartment is accessed via a communal Entrance Hall with intercom system.
* Accommodation briefly comprise: Entrance Hall, Open plan Living Room, Dining and Kitchen Area, Two Bedrooms and Bathroom.
* In addition, there is an allocated parking space for one vehicle which is visible from the kitchen.
* An Internal viewing is recommended to be fully appreciated.
* The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £125,000

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Leek - 01538 383344

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General Information

Entrance Hall
Radiator. Intercom. Storage cupboard with plumbing point and radiator.

Living Room Area 13'7 x 10'11 (4.14m x 3.33m)
Radiator. Access to:

Kitchen Area 10'11 x 8'5 (3.33m x 2.57m)
Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Electric hob and oven with extractor unit above. Radiator.

Bedroom 11'6 x 8'8 (3.51m x 2.64m)
Radiator.

Bedroom 12'2 x 8'2 (3.71m x 2.49m)
Radiator. Built-in storage.

Bathroom 8'10 x 6'7 (2.69m x 2.01m)
Bath with shower over. W.c. Wash basin. Radiator.

Outside
Allocated parking space.

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 leasehold with vacant possession granted upon completion.
The lease has 132 years left

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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