



3 Daisy Bank
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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3 Daisy Bank

Leek
Staffordshire
ST13 5HA

- * This immaculate three bedroom semi-detached property has been maintained by the current vendor to an excellent standard and offers a superb family home with some fabulous views over the surrounding countryside.
- * The property is ideally located with the town centre in walking distance and local shops and schools also nearby.
- * The main internal accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Sitting Room / Dining Room, Kitchen and Utility Room to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.
- * Excellent sized rear garden area that is mainly lawned with paved and garden shed and also enjoying some superb views.
- * An internal inspection of the property comes highly recommended.



Offers In The Region Of £239,000



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Leek - 01538 383344



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General Information

Entrance Porch
Tiled floor. Feature stained glass window. Access to:

Entrance Hall
Radiator. Stairs off. Understairs storage.

Living Room
Feature log burner. Bay window. Radiator.

Sitting Room / Dining Room
Radiator. Double doors to rear.

Kitchen
Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Gas hob, electric oven and extractor unit above. Tiled floor. Radiator. Integrated dishwasher.

W.c
W.c. Wash basin with storage unit below. Tiled floor.

Utility Room
Work-top. Storage cupboard. Wall mounted central heating boiler. Plumbing point. Tiled floor. Access to front door and storage area.

First Floor

Landing Area
Loft access with pull down ladder. Feature stained glass window to side.

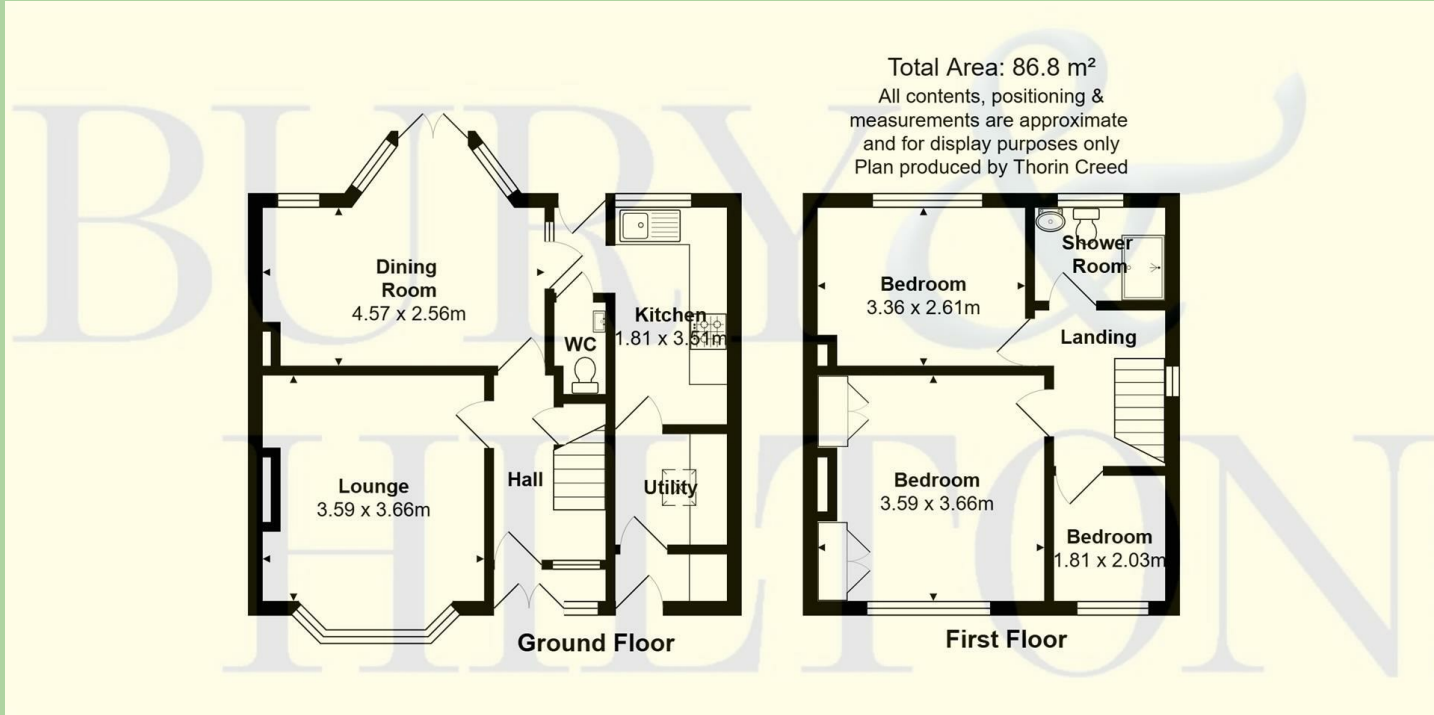
Bedroom
Radiator. Bay window. Built-in wardrobes x 2.

Bedroom
Radiator.

Bedroom
Radiator.

Shower Room
Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail.

Outside
Excellent sized rear garden area that is mainly lawned with paved and garden shed and also enjoying some superb views.



Broadband Connectivity

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

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.

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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