The Gables Thorncliffe Lane

Leek

BURY & HILTON
EST 1963
Part of the Bagshaws Partnership

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

The Gables Thorncliffe Lane

Leek
ST13 8TP

This former Police house is delightfully situated bordering open countryside, with fields to one side and to the rear, and is conveniently placed for travelling into the market town of Leek or towards Buxton and Macclesfield, which brings the Manchester conurbation within reach.

The property itself, although in need of some updating, provides extremely good sized living accommodation together with three bedrooms and two bathrooms.

This property has enormous potential for improvement/extension, occupying an excellent sized plot in a sought after semi-rural locality.

£400,000

3	2	3	E

Leek - 01538 383344

leek@buryandhilton.co.uk

BURY & HILTON

General Information

Entrance Porch
Quarry tiled flooring.

Entrance Hall
Fitted carpet.

Sitting Room 10'5 x 13'5 into bay (3.18m x 4.09m into bay)
With electric fire inset in a tiled surround with wooden mantel. Radiator. Fitted carpet.

Lounge 16' x 11'5 (4.88m x 3.48m)
With a solid fuel stove with stone surround and copper canopy. Two radiators.

Kitchen 10'7 x 7'11 (3.23m x 2.41m)
Fitted with a range of units consisting of stainless steel sink unit, base units, working surfaces and wall cupboards. Plumbing for automatic washing machine. Radiator. PANTRY OFF.

Rear Hall

Study/Living Room 16'9 x 12' (5.11m x 3.66m)
With electric fire inset in tiled surround and hearth. WALK-IN STORE ROOM OFF.

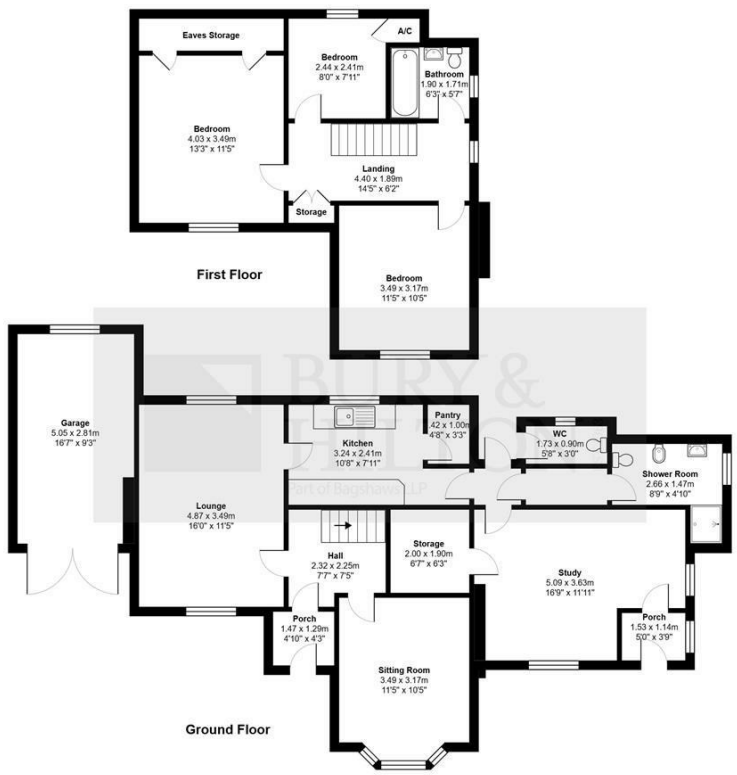
Bathroom
Fully tiled walls and suite comprising shower cubicle, wash basin, WC and bidet. Radiator.

Rear Porch
With TOILET OFF.

Stairs to Landing
Fitted carpet. Built-in linen cupboard.

Bedroom One 11'5 x 10'5 (3.48m x 3.18m)
Radiator. Fitted carpet.

Bedroom Two 13'3 x 11'5 (4.04m x 3.48m)
Radiator. Fitted carpet. Under eaves storage.



Bedroom Three 7'10 x 7'11 (2.39m x 2.41m)
Radiator. Fitted carpet. Airing cupboard.

Bathroom
Part tiled walls and suite comprising bath, wash basin and WC. Radiator.

Outside
Driveway provides off road parking facilities for a number of vehicles and leads to an ATTACHED GARAGE.
Good size gardens to front and rear bordering open fields and with TWO TIMBER GARDEN SHEDS.

Services
Mains electricity and water.
Solid fuel central heating.
Upvc double glazing.

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.

BURY & HILTON EST 1963
Part of the Bagshaws Partnership
BAGSHAWS EST 1871
Land • Property • Livestock

6 Market Street, Leek, Staffordshire, ST13 6HZ
T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

arla | propertymark
The Property Ombudsman
RICS
OnTheMarket.com
rightmove
Zoopla