



# 8 Rochford Close

Leek



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**8 Rochford Close**  
Leek  
Staffordshire, ST13 8JH

A three bedroom semi-detached property situated in a highly regarded location in the west end of town, convenient for schools of all ages.

The property requires updating and improvement throughout but offers lots of potential and a blank canvas to go in and put your own mark on the property.

Boasting a quiet cul-de-sac position and occupies a generous sized plot.

Accommodation briefly comprises: Living Room, Dining Room and Kitchen to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.

Driveway providing off street parking leading to a integral single garage.

Good sized rear garden area.

The property is offered For Sale with No Upward Chain involved.

**Offers in the region of: £210,000**



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# Accommodation

## Living Room

Radiator. Gas fire.

## Dining Room

Radiator. Door to rear.

## Kitchen

Sink unit with drainer. Base storage units. Plumbing point. Cooker point.

## Rear Porch

Side door.

## First Floor Landing Area

Access to:

## Bedroom

Radiator.

## Bedroom

Radiator.

## Bedroom

Radiator, Central heating boiler.

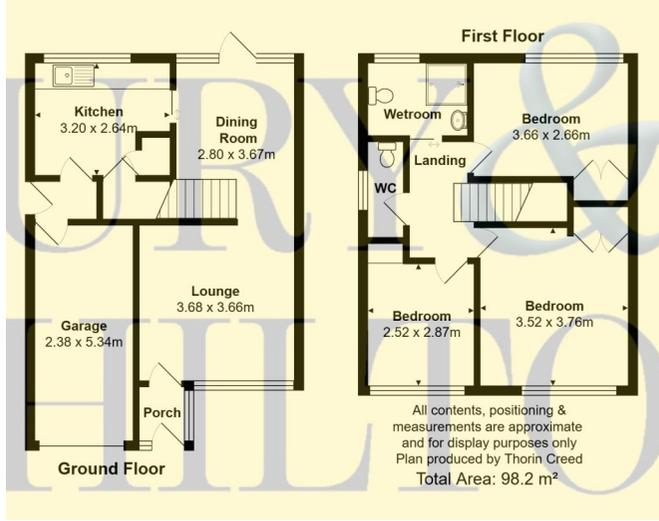
## Shower Room

Shower area. W.c. Wash basin. Radiator. Tiled walls.

## Outside

Driveway providing off street parking leading to a integral single garage. Good sized rear garden area.





### Tenure & Possession

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

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