4 Ballington gardens

Leek

BURY & HILTON
EST 1963
Part of the Bagshaws Partnership

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

4 Ballington gardens

Leek
ST13 5LW

* This good sized three bedroom semi-detached property is located in a highly convenient position just on the outskirts of the town centre, offering easy access to the town and all amenities.
* The property benefits from majority double glazing and gas fired central heating.
* Accommodation briefly comprises: Entrance Hall with feature tiled floor, Living Room, Dining Room, Kitchen Area, Rear Porch and W.c to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.
* Paved driveway to the front providing off street parking.
* Low maintenance rear yard area with greenhouse and a very useful large workshop with power and lighting.
* An ideal family home of which an internal inspection is essential.
* The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £235,000

3 | 1 | 2 | E

Leek - 01538 383344

leek@buryandhilton.co.uk

BURY & HILTON

General Information

Entrance Hall
Stairs off. Radiator. Understairs storage. Feature tiled floor.

Living Room
Open fire. Radiator.

Dining Room
Gas fire. Radiator.

Kitchen Area
Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Plumbing point. Cooker point. Central heating boiler.

Rear Porch
Tiled floor. Rear door.

W.c
W.c.

First Floor

Landing Area
Loft access.

Bedroom
Radiator.

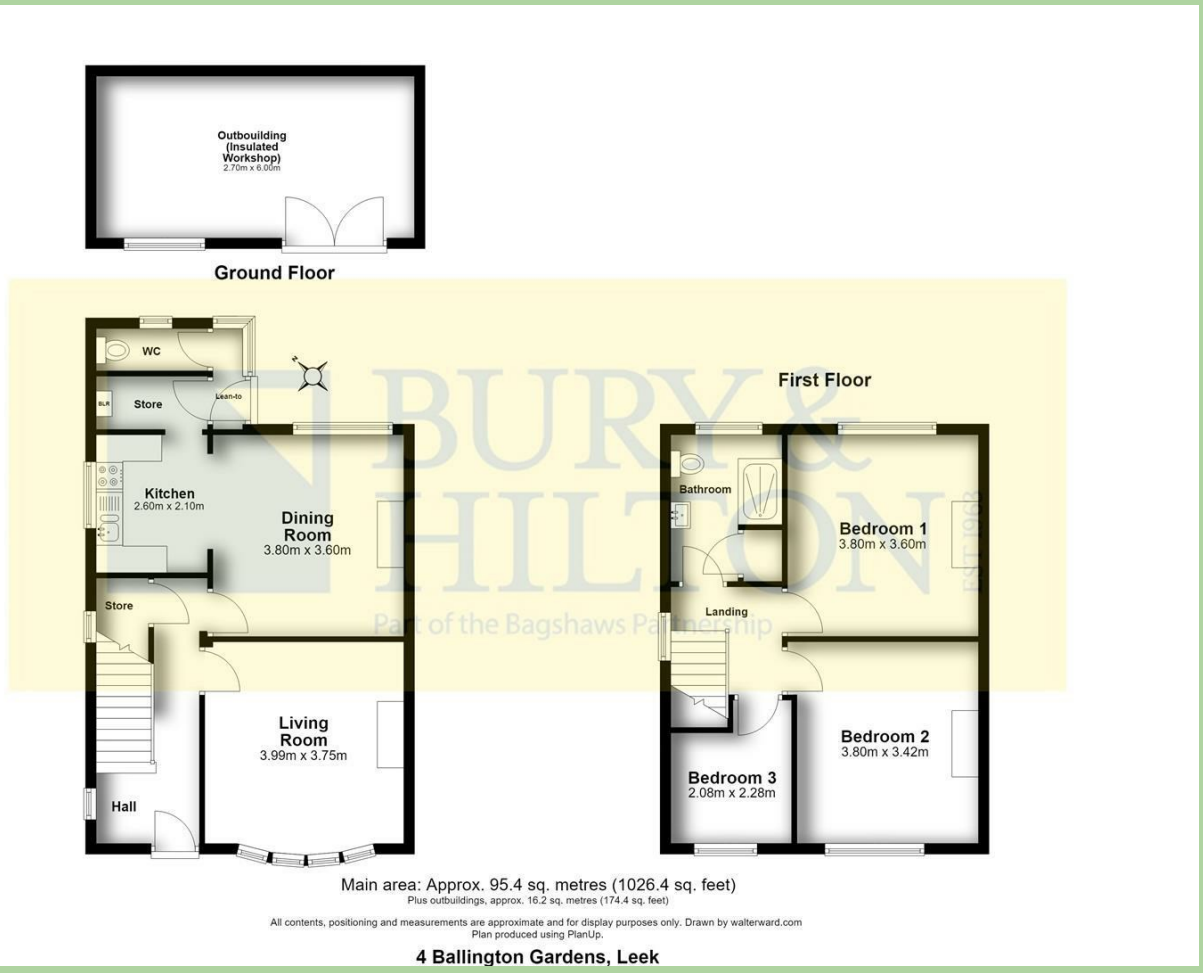
Bedroom
Radiator.

Bedroom
Radiator.

Shower Room
Double shower cubicle. W.c. Wash basin. Heated towel rail. Storage cupboard.

Outside
Paved driveway to the front providing off street parking. Low maintenance rear yard area with greenhouse and a very useful large workshop with power and lighting.

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 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.

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