



35 Spring Gardens

Leek



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

35 Spring Gardens

Leek

Staffordshire, ST13 8AZ

This very well presented and spacious Edwardian town-house is situated in a highly regarded location and enjoys a delightful outlook to the front over the West-End recreation ground.

Extremely well placed for all age group local schools and for walking into the town centre and it's associate amenities.

The property offers characterful accommodation with Entrance Porch and Entrance Hall with feature tiled flooring, Living Room with parquet flooring, bay window and log burner, a fabulous open plan Kitchen / Diner with log burner and patio doors out to the rear garden. Landing Area and Three Bedrooms to the first floor.

Benefiting from gas fired central heating and Upvc double glazing.

Forecourted area and a superb rear garden with decked and artificial grassed areas and a useful outside store.

An ideal family home of which an internal inspection is highly recommended.

Offers in the region of: £285,000



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Leek Office - 01538 383344



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Accommodation

Entrance Porch

Tiled floor. Access to:

Entrance Hall

Radiator. Stairs off. Tiled floor.

Living Room

Parquet flooring. Bay window. Radiator.

Kitchen/Diner

Range of fitted wall and base units. Belfast sink unit with mixer tap. Integrated dishwasher. Cooker point. Extractor unit. Log burner. Patio doors to rear garden. Spotlights. Sky light. Breakfast bar. Radiator. Laminate flooring.

Rear Utility Area

Plumbing point. Rear door.

First Floor:

Landing Area

Loft access. Access to:

Bedroom

Radiator. Bay window. Fitted wardrobes.

Bedroom

Radiator. Fitted storage.

Bedroom

Radiator.

Bathroom

Bath with shower over. W.c. Wash basin with storage unit below. Radiator.





Outside

Forecourted area and a superb rear garden with decked and artificial grassed areas and a useful outside store.

Tenure & Possession

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

Council Tax Band & EPC Rating: Band C & F

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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