



21 High View Road

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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**21 High View Road**  
Leek  
Staffordshire, ST13 5BS

A delightfully situated detached bungalow located in a quiet position on the edge of town, backing onto open fields.

This property provides good sized two double bedrooomed accommodation, enjoying the benefit of gas central heating and upvc double glazing. Although in need of some updating, this is a property with enormous potential with possible scope to go up into the roof space to provide additional accommodation if required, obviously subject to any necessary planning or building regulation consents.

Externally a driveway provides off road parking facilities and leads to an ATTACHED BRICK GARAGE with ADJOINING CAR PORT. Average size gardens to front and rear.

No upward chain with this sale.

**Offers in the region of: £279,950**



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TBA



Leek Office - 01538 383344



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# Accommodation

## Entrance Porch

## Entrance Hall

Radiator. Wooden flooring

## Lounge/Dining Room (15' x 10'7 4.57m x 3.23m)

Electric fire with feature stone chimney breast. Three radiators. Wooden flooring. Upvc double glazed windows.

## Dining Area 9'11 x 10'4 (3.02m x 3.15m)

## Kitchen 8'11 x 11'11 (2.72m x 3.63m)

Fully fitted with a range of units consisting of sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker. Tiled flooring.

## Rear Porch

With BOILER ROOM off.

## Inner Hall

With wooden flooring. Airing cupboard off.

## Bedroom One 12'11 x 11'10 (3.94m x 3.61m)

With built-in wardrobe. Freestanding wardrobe and shelving and fitted headboard. Two radiators. Fitted carpet. Upvc double glazed window.

## Bedroom Two 10'2 x 9'4 (3.10m x 2.84m)

Radiator. Fitted carpet. Upvc double glazed window.

## Bathroom 7'5 x 7'8 (2.26m x 2.34m)

Partly tiled walls and suite comprising corner bath, wash basin, WC, bidet and shower cubicle. Heated towel rail. Tiled flooring. Upvc double glazed window. Electric fan heater.





## AWAITING FLOOR PLAN AND EPC

### Outside

Tarmac driveway provides off road parking facility and leads to an ATTACHED BRICK GARAGE and an ADJOINING CAR PORT.  
Gardens to front and rear.

### Services

All mains services.  
Gas central heating.  
Upvc double glazing

**Council Tax Band & EPC Rating:** Band D & TBC

### 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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