



197 Buxton Road  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 197 Buxton Road

Leek  
ST13 6NF

- \* Situated on the outskirts of the town, this two bedroom detached bungalow offers excellent potential and occupies a substantial plot with ample parking and a detached garage.
- \* Although in need of modernisation, this home presents a fantastic opportunity for buyers looking to create a property tailored to their own taste and requirements.
- \* The property benefits from gas fired central heating and double glazing and is within comfortable walking distance of local amenities, making it both practical and conveniently located.
- \* The property briefly comprises: Entrance Hall, Living Room, Kitchen, Hallway, Side Porch, Two Bedrooms, Shower Room and W.c.
- \* Externally, the generous grounds provide plenty of off-road parking, lawned gardens and display borders.
- \* Outside Store with plumbing for washing machine, power and lighting, Garage with power and lighting and up and over door to the front aspect.
- \* The property is offered For Sale with No Upward Chain involved.



### Offers In The Region Of £275,000



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Leek - 01538 383344



leek@buryandhilton.co.uk







# General Information

## Entrance Hall

Tiled floor. Radiator. Parquet flooring. Loft access.

## Living Room

Gas fire. Radiator. Coving. Parquet flooring. Bay window.

## Kitchen

Base units. Stainless steel sink unit with drainer. Plumbing point. Radiator. Cooker point. Storage cupboard.

## Rear Hall

Storage cupboard off. Tiled floor. Access to:

## Side Porch

Front and rear doors. Tiled floor.

## Bedroom

Radiator. Bay window. Coving.

## Bedroom

Radiator. Laminate flooring. Coving.

## Shower Room

Shower area. Wash basin. Radiator. Tiled floor. Tiled walls. Cupboard housing ventral heating boiler.

## W.c

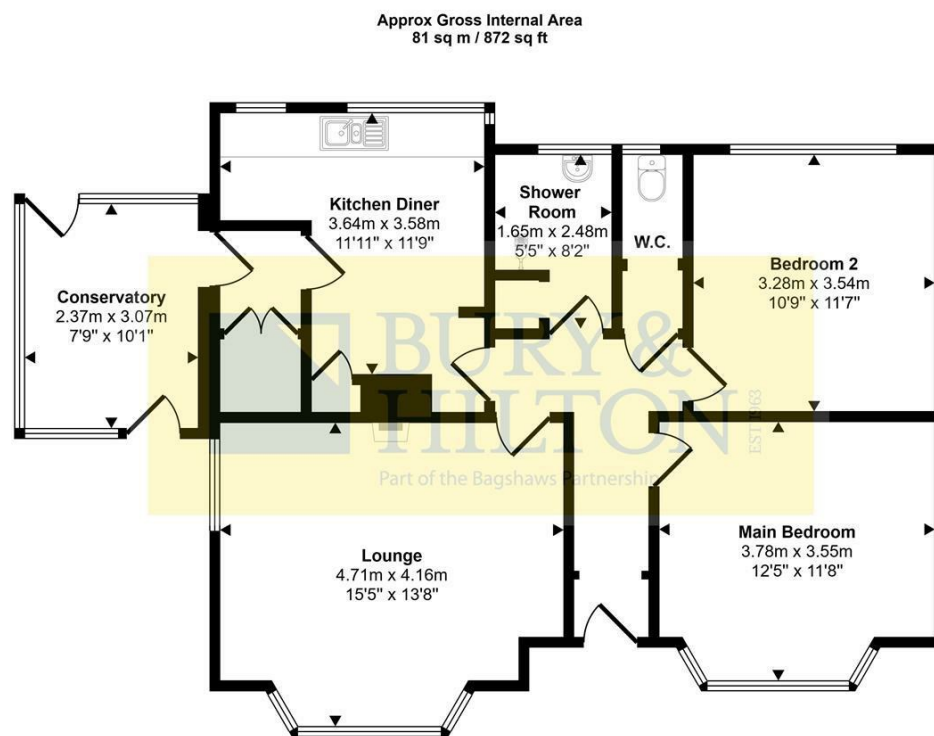
W.c. Tiled floor.

## Outside

## 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.





Floorplan

\*This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### 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.



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