



13 Lancaster Avenue
Leek



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

13 Lancaster Avenue

Leek

Staffordshire, ST13 6AX



* A recently refurbished three bed roomed semi-detached property which is situated in a quiet cul-de-sac, within walking distance of the town centre.

* The property stands on a good size plot with gardens located to the front and rear aspect and a driveway providing off street parking.

* The accommodation benefits from gas fired central heating system and Upvc double glazing, and

Per Calendar Month
£950 Per Calendar Month

Staffordshire - 01538 383344

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Entrance Hall

Radiator. Tiled floor. Stairs off.

Lounge

11'4 x 10'10

Radiator.

Living Room

10'9 x 11'4

Radiator. Laminate flooring.

Utility Room

11'7 x 5'

Fitted storage units. Stainless steel sink unit with drainer and mixer tap. Radiator. Side door. Tiled floor. Plumbing point. Integrated freezer. Cupboard housing central heating boiler.

W.c

W.c. Tiled floor.

Kitchen Area

7'3 x 8'11

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Radiator. Tiled floor. Electric hob with extractor unit above. Integrated fridge and dishwasher. Electric oven.

First Floor

Landing Area

Access to:

Bedroom

11'5 x 10'10

Radiator.

Bedroom

11'4 x 9'1

Radiator. Built-in wardrobes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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