# 7 Thornfield Avenue

## Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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# 7 Thornfield Avenue

Leek
ST13 5BP

* This three bedroom extended semi-detached family home is located in a very sought after and well established residential area right on the outskirts of the town.
* The property benefits from Upvc double glazing and gas fired central heating.
* Accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Kitchen and Utility Room to the ground floor. Landing Area, Three good sized Bedrooms, Bathroom and Separate W.c to the first floor.
* Good sized driveway to the front and side providing off street parking leading to the integral single garage with power and lighting. Rear garden area laid mainly to lawn with display borders and summer house.
* An internal inspection of the property comes strongly recommended to fully appreciate the spacious accommodation and it's delightful position.
* The property is offered For Sale with No Upward Chain involved.

## Offers In The Region Of £249,950

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Leek - 01538 383344

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# General Information

**Entrance Porch**
Tiled floor. Access to:

**Entrance Hall**
Stairs off. Radiator.

**Living Room 16'4 x 15'10 (4.98m x 4.83m)**
Radiator x 2. Gas fire. Double doors to:

**Kitchen 16'4 x 6'5 (4.98m x 1.96m)**
Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Gas hob. Oven. Plumbing point. Radiator.

**Utility Room 8'6 x 7'10 (2.59m x 2.39m)**
Wall and base units. Rear door. Access to garage. Radiator. Tiled floor.

**First Floor**

**Landing Area**
Loft access. Access to:

**Bedroom 13'1 x 10'5 (3.99m x 3.18m)**
Radiator. Fitted wardrobes.

**Bedroom 14'1 x 11'11 (4.29m x 3.63m)**
Radiator. Storage cupboard. Built-in wardrobes.

**Bedroom 10'3 x 8'5 (3.12m x 2.57m)**
Radiator. Fitted wardrobes.

**Bathroom 9'8 x 5'4 (2.95m x 1.63m)**
Bath. Shower cubicle. Wash basin. Radiator. Tiled walls.

**W.c**
W.c. Tiled walls. Wash basin.

**Outside**
Good sized driveway to the front and side providing off street parking leading to the integral single garage with power and lighting. Rear garden area laid mainly to lawn with display borders and summer house.

**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.

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