



6 Bluebell Close

Leekbrook



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



## 4 Bluebell Close

Leekbrook

Staffordshire, ST13 7AW

- The sale of 6 Bluebell Close presents an opportunity to purchase a fabulous four bedroom detached family home situated on the very popular Wardle Gardens development just on the outskirts of the town.
- The property is situated in a small cul-de-sac position and also benefits from Upvc double glazing and gas fired central heating.
- \* The immediate area offers a range of beautiful countryside and canal walks and the Churnet Valley railway runs nearby the development.
- The picturesque former mill town of Leek is located just over two miles from the development where a comprehensive range of shops, bars, cafes and restaurants can be found. Once in the town you are only a stone's throw away from the beautiful Peak District national park, the spa town of Buxton and Alton Towers resort.
- Driveway to the front providing off street parking leading to a integral single garage and well maintained front and rear gardens laid mainly to lawn with decked sitting area to the rear.

**Offers in the region of: £300,000**



4



2



2



C



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &  
HILTON**  
EST. 1974







## Accommodation

### Entrance Hall

Stairs off. Radiator. Coving. Understairs storage.

### Living Room 14'9 x 10'4 (4.50m x 3.15m)

Radiator. Coving. Coal effect gas fire with feature surround.

### W.c 6'3 x 3'4 (1.91m x 1.02m)

W.c. Wash basin. Radiator.

### Kitchen / Dining Room 25'1 x 8'8 (7.65m x 2.64m)

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Gas hob with electric oven and extractor unit. Plumbing point. Spotlight. Coving. Feature radiator. Double doors to rear garden.

### Landing Area

Radiator. Loft access. Airing cupboard.

### Master Bedroom 12'9 x 10'7 (3.89m x 3.23m)

Radiator.

### En-Suite 6' x 5'2 (1.83m x 1.57m)

Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Spotlights.

### Bedroom 12'4 x 7'11 (3.76m x 2.41m)

Radiator.

### Bedroom 8'11 x 7'5 (2.72m x 2.26m)

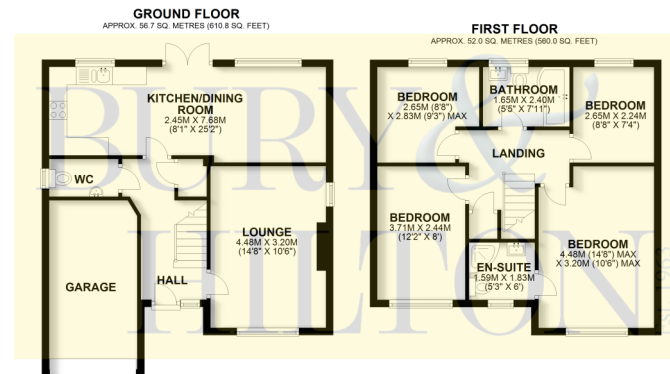
Radiator.

### Bathroom 7'10 x 4'10 (2.39m x 1.47m)

Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail. Spotlights.







## Outside

Driveway to the front providing off street parking leading to a integral single garage and well maintained front and rear gardens laid mainly to lawn with decked sitting area to rear.

Garage (17'6 x 7'10) - power and lighting, central heating boiler, up and over door.

## Council Tax Band : D

## 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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T :** 01538 383344

**E :** [info@buryandhilton.co.uk](mailto:info@buryandhilton.co.uk)

**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**

**Part of the Bagshaws Partnership**



## Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811