



1 The Willows

Leek



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

1 The Willows

Leek

Staffordshire, ST13 8XF

A delightfully situated two bedroom detached bungalow, located on a very popular and well established cul-de-sac in the west-end of town.

The bungalow benefits from Upvc double glazing and gas fired central heating.

The accommodation briefly comprises: Entrance Hall, Kitchen, Living Room, Conservatory, Inner Hall, Two Bedrooms and Bathroom.

Driveway to the side providing ample off street parking.

Gardens to front and rear aspects laid mainly to lawn with paved patio area to rear.

An ideal retirement home.

The property is offered For Sale with No Upward Chain involved.

Offers in the region of: £250,000



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TBA



Leek Office - 01538 383344



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Accommodation

Entrance Hall

Radiator.

Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Gas hob with extractor unit above. Cupboard housing central heating boiler. Gas oven. Radiator. Integrated washer / dryer and fridge / freezer.

Living Room

Radiator. Coving. Double doors to:

Conservatory

Laminate flooring. Double doors to side.

Inner Hall

Storage cupboard. Loft access.

Bedroom

Radiator. Fitted wardrobes.

Bedroom

Radiator. Fitted wardrobes.

Bathroom

Bath with shower over. W.c. Wash basin. Heated towel rail.

Outside

Driveway to the side providing ample off street parking. Gardens to front and rear aspects laid mainly to lawn with paved patio area to rear.



AWAITING EPC GRAPH AND FLOOR PLAN

Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band C & TBA

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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