



43 The Crescent  
Leek



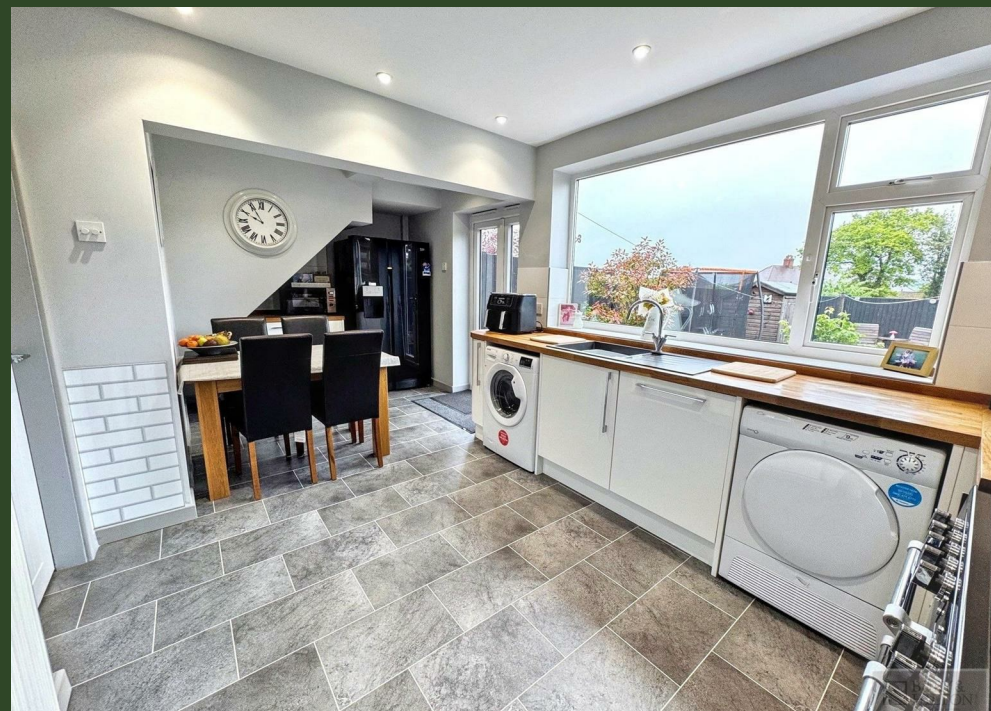
Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## 43 The Crescent

Leek  
ST13 6HB

- \* A spacious and exceptionally well presented family home within walking distance of the town centre, and close to schools and local amenities.
- \* The four bedroomed property is arranged over three floors and over recent years has been upgraded and improved to an immaculate standard by the vendors.
- \* Benefitting from gas fired central heating and Upvc double glazing.
- \* The accommodation briefly comprises: Entrance Hall, Living Room and Kitchen / Diner with integrated appliances to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor. Landing Area, Master Bedrooms and very useful storage room housing the central heating boiler to the second floor.
- \* To the front of the property is tarmac driveway providing off street parking with feature gates, to the rear is an exceptionally well maintained garden laid which is mainly paved for low maintenance with an elevated sitting area and garden shed.
- \* An ideal family home of which an internal inspection is essential.



Offers In The Region Of £250,000



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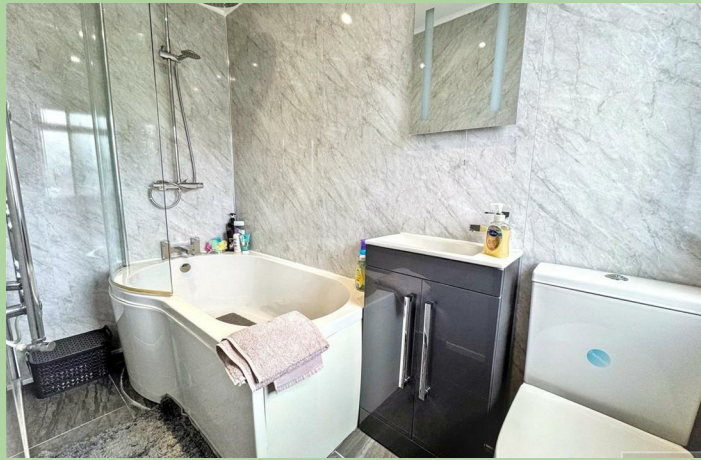
Leek - 01538 383344



leek@buryandhilton.co.uk







# General Information

## Entrance Hall

Stairs off. Access to:

## Living Room

Karndean flooring. Radiator. Gas fire. Wall lights.

## Kitchen / Diner

Range of fitted wall and base units. Sink unit with drainer and mixer tap. Integrated dishwasher. Karndean flooring. Radiator. Spotlights. Plumbing point. Double doors to rear garden. Cooker point. Extractor unit.

## First Floor

### Landing Area

Stairs off.

### Bedroom

Radiator.

### Bedroom

Radiator.

### Bedroom / Currently Dressing Room

Storage units.

### Bathroom

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

## Second Floor

### Landing Area

Access to:

### Master Bedroom

Radiator. Storage cupboard.

### Store Room

Wall mounted central heating boiler.

### Outside

To the front of the property is tarmac driveway providing off street parking with feature gates, to the rear is an exceptionally well maintained garden laid which is mainly paved for low maintenance with an elevated sitting area and garden shed.



## 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.

## Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

## 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.

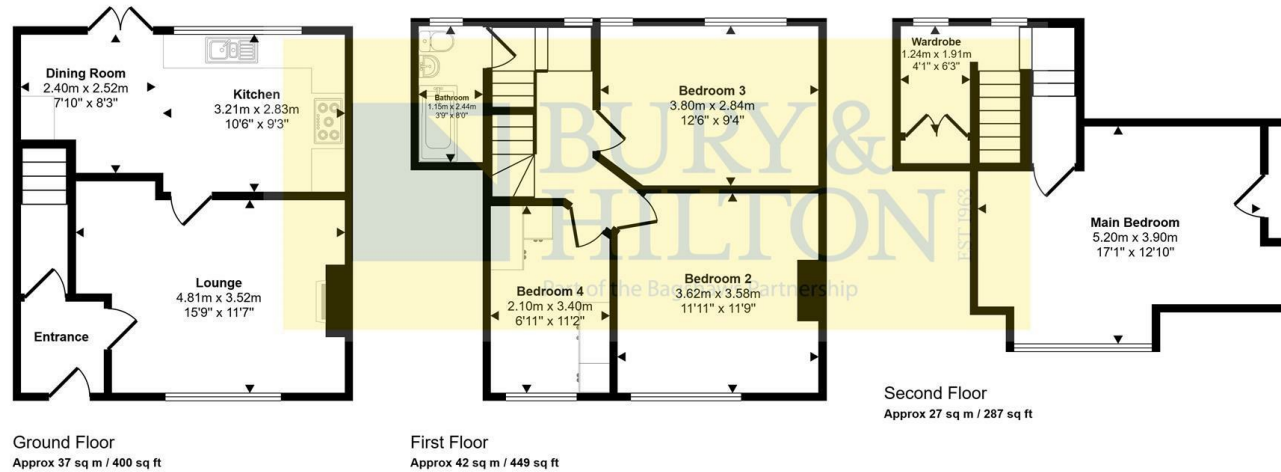
## Viewing

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.

Approx Gross Internal Area  
106 sq m / 1136 sq ft



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.



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Part of the Bagshaws Partnership

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