



29 Woodlands Avenue.  
Leek



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

## 29 Woodlands Avenue.

Leek  
ST13 7BY

- \* A spacious two bedroom semi-detached property located in a sought after and well established residential area at Cheddleton.
- \* The property requires some general updating and improvement but offers great potential for someone to go in and put their own stamp on.
- \* The property benefits from Upvc double glazing and gas fired central heating.
- \* Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen with integrated appliances, Two Bedrooms and Shower Room.
- \* Driveway providing off street parking and leading to a single garage and attached workshop / store.
- \* Gardens to front and rear aspects.
- \* Offered For Sale with No Upward Chain involved.



Offers In The Region Of £185,000



2



1



1



D



Leek - 01538 383344



leek@buryandhilton.co.uk





# General Information

## Entrance Hall

Radiator. Laminate flooring.

## Living Room

Laminate flooring. Radiator. Log burner. Rear door.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Integrated fridge, freezer and dishwasher. Plumbing point. Gas hob, electric oven and extractor unit above. Cupboard housing central heating boiler. Tiled floor.



## Bedroom

Radiator. Fitted wardrobes.



## Bedroom

Radiator.

## Shower Room

Large shower cubicle. W.c. Wash basin. Tiled floor. Tiled walls.

## Outside

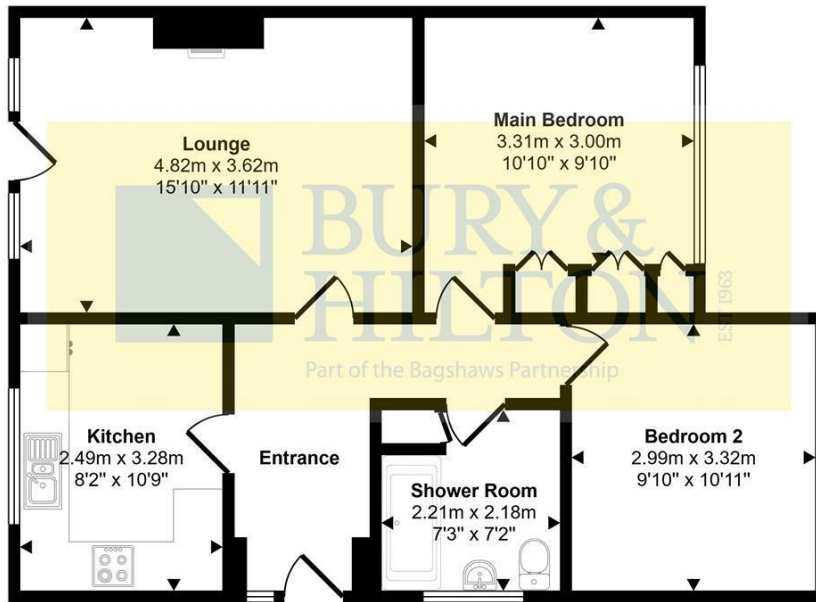
Driveway providing off street parking and leading to a single garage and attached workshop / store. Gardens to front and rear aspects.

## Agents Notes

The vendor has informed that in 2002 planning permission was passed for a loft conversion.



Approx Gross Internal Area  
63 sq m / 683 sq ft



Floorplan

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.

### 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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@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
Uttoxeter	01889 562811