



6 Kent Drive
Stoke-On-Trent



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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6 Kent Drive

Stoke-On-Trent
Staffordshire
ST9 9EH

- * This traditional three bedroom semi-detached property is situated in a very sought after and well established residential area at Endon.
- * Located in a quiet cul-de-sac position, the property offers easy access to shops and schools and excellent road links into the Potteries and the popular market town of Leek.
- * The property requires updating and improvement but offers an excellent opportunity for the purchaser to adapt the property as they wish.
- * Accommodation briefly comprises: Entrance Hall, Living Room/Dining Room, Kitchen and Utility Room to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- * Driveway to the front providing off street parking leading to a single attached garage.
- * Tiered rear garden area laid mainly to lawn with display borders.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £225,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Porch

Tiled floor. Access to:

Entrance Hall

Tiled floor. Stairs off. Radiator. Understairs storage.

Living Room / Dining Room

Radiator x 2. Wall lights.

Kitchen

Wall and base units. Stainless steel sink unit with drainer. Radiator. Tiled floor. Cooker point. Access to garage.

Utility Room

Stainless steel sink unit with drainer. Plumbing point. Tiled floor. Side door.

First Floor

Landing Area

Loft access. Wall light.

Bedroom

Radiator. Fitted wardrobes.

Bedroom

Radiator. Fitted wardrobes. Storage cupboard housing central heating boiler.

Bedroom

Radiator. Storage cupboard.

Bathroom

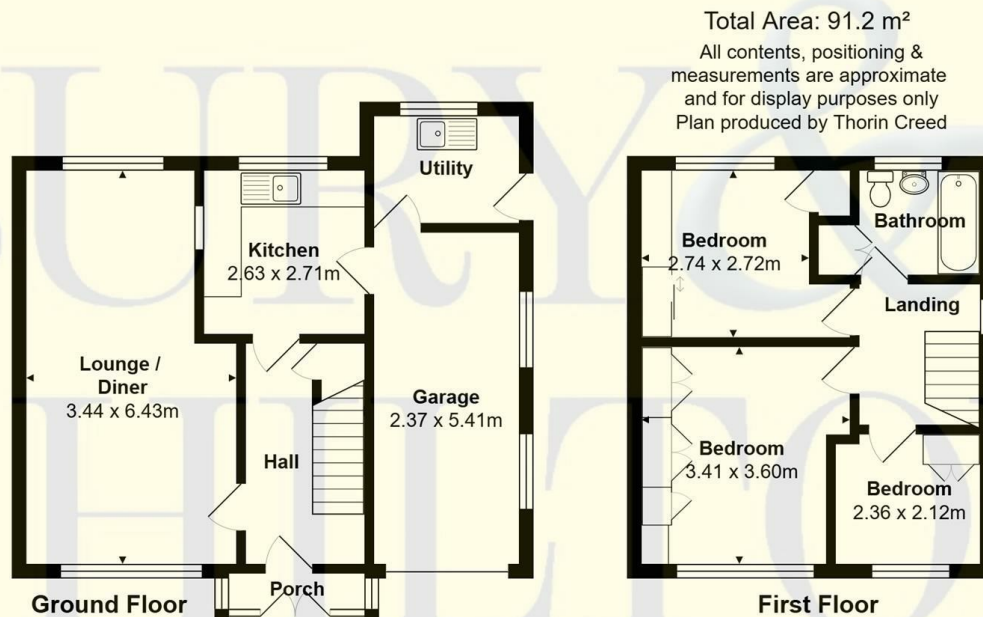
Bath. W.c. Wash basin. Radiator. Airing cupboard.

Outside

Driveway to the front providing off street parking leading to a single attached garage. Tiered rear garden area laid mainly to lawn with display borders.

Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.



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.

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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