



Longchase,  
Leek



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

**Longchase,  
Leek  
Staffordshire  
ST13 5RD**

- \* This substantial five bedroom detached residence is located in an outstanding position on the outskirts of the town, backing onto Leek golf club and enjoying views over open fields to the front.
- \* The property is accessed via a private cul-de-sac of only seven houses and boasts a pleasant sized plot with gardens to both front and rear aspects, driveway providing ample off street parking, single garage and detached double garage.
- \* The spacious accommodation benefits from many original features and gas fired central heating.
- \* The property briefly comprises: Entrance Porch, Entrance Hall, W.c, Living Room, Dining Room, Breakfast Room, Utility Room, Kitchen, Pantry and Rear Hall to the ground floor. Landing Area, Five Bedrooms, Bathroom and Shower Room to the first floor.
- \* An internal inspection of the property comes highly recommended to fully appreciate the scope and potential the property offers, its accommodation size and the position it occupies.
- \* The property is offered For Sale with No Upward Chain involved.



**Offers Over £599,950**



5



2



3



E



Leek - 01538 383344



[leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)





## General Information

### Entrance Porch

Feature floor. Access to:

### Entrance Hall

Feature wood flooring. Radiator x 2. Stairs off.

### W.c

W.c. Wash basin. Radiator.

### Living Room 19'7" x 13'10" (5.99m x 4.22m)

Radiator. Open fire with feature surround. Bay window. Exposed beams.

### Dining Room 16'0" x 13'10" (4.88m x 4.22m)

Radiator. Coving.

### Breakfast Room 11'10" x 13'10" (3.61m x 4.22m)

Radiator. Storage cupboard x 2.

### Utility Room 6'9" x 9'1" (2.06m x 2.79m)

Plumbing point. Wash basin. Boiler room off.

### Kitchen 14'2" x 6'9" (4.34m x 2.06m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point, Radiator. Integrated dishwasher.

### Walk-In Pantry 10'11" x 6'3" (3.35m x 1.91m)

Storage shelves. Stainless steel sink unit with drainer and mixer tap.

### Rear Hall

Rear door. Storage room off with wash basin.

### Landing Area

Radiator. Linen cupboard.

### Master Bedroom 15'10" x 13'10" (4.83m x 4.24m)

Radiator. Coving.

### Bedroom 13'10" x 13'10" (4.22m x 4.22m)

Radiator. Coving.



**Bedroom 13'10" x 9'10" (4.22m x 3.00m)**

Radiator. Storage room off with access to eaves.

**Bedroom 10'7" x 9'10" (3.25m x 3.02m)**

Radiator. Wash basin.

**Bedroom**

Radiator.

**Bathroom 10'0" x 6'11" (3.07m x 2.13m)**

Bath with feeder shower over. W.c. Wash basin with storage below. Radiator. Coving.

**Shower Room**

Shower cubicle. Spotlights. Tiled walls.

**Outside**

Attached Garage (16'10 x 10') - Power and lighting access into property.

Detached Double Garage (19'6 x 16'2).

### 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.



**BURY & HILTON**  
Part of the Bagshaws Partnership

6 Market Street, Leek, Staffordshire, ST13 6HZ

**T:** 01538 383344

**E:** leek@buryandhilton.co.uk

**www.buryandhilton.co.uk**

Part of the Bagshaws Partnership



**BAGSHAWS**  
EST 1867  
Land • Property • Livestock

### Offices in:

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