



12 Davenport Close.  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

# 12 Davenport Close.

Leek

ST13 8NU



\* An opportunity to purchase a beautifully presented four / five bedroom detached family home located in what is a very well established residential area on Westwood.

\* Many improvements have been carried out by the current vendors over recent years, to the highest of standards and the property is now in a move in straight away condition.

\* The property itself occupies a generous sized plot with recently tarmacked driveway providing off

**Offers Over  
£430,000**

Leek - 01538 383344

leek@buryandhilton.co.uk

#### Entrance Porch

Access to:

#### Entrance Hall

Radiator. Stairs off. Laminate flooring. Understairs storage. Storage cupboard.

#### W.c

W.C. Wash basin with storage unit below. Tiled walls. Tiled floor.

#### Living Room

Radiator x 2. Feature electric fire.

#### Kitchen / Diner

Extensive range of wall and base units. Worktops with inset sink unit and mixer tap. Built-in grill and oven. Electric hob with extractor unit above. Spotlights. Tiled floor. Integrated fridge / freezer, dishwasher and washing machine. Sliding doors leading out to garden. Radiator x 2. Access to:

#### Sitting Room / Bedroom Five Option

Radiator.

#### First Floor

#### Landing Area

Access to:

#### Master Bedroom

Radiator. Sky light. Built-in storage x 2.

#### Dressing Room

Radiator. Sky light. Built-in storage. Spotlights.

#### En-Suite Bathroom

Bath. W.C. Wash basin. Heated towel rail. Shower cubicle. Sky light. Spotlights.

#### Bedroom

Radiator. Loft access. Coving. Built-in storage units. Cupboard housing water cylinder.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	64
		EU Directive 2002/91/EC	

#### 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

