



10 Tittesworth Estate  
Blackshaw Moor



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

## 10 Tittesworth Estate

Blackshaw Moor  
Staffordshire  
ST13 8TS

\* A two bedroom semi-detached property situated in the popular semi-rural area of Blackshaw Moor, with the most outstanding surrounding countryside nearby.

\* The property is situated in close proximity to the market town of Leek, the Roaches and the Peak District National Park.

\* The extended accommodation briefly comprises: Entrance Hall, Living Room and a large Kitchen / Diner to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor. Useful attic space with stairs from the landing.

\* Driveway to the front providing off street parking and rear garden backing onto fields.

\* To make an appointment to view please contact our Leek Office.

\*Please note the current vendor rents a piece of land to the left hand side of the property, the owner of which has informed us can still be rented by the purchaser or even purchased - subject to separate negotiation.



Offers In The Region Of £190,000



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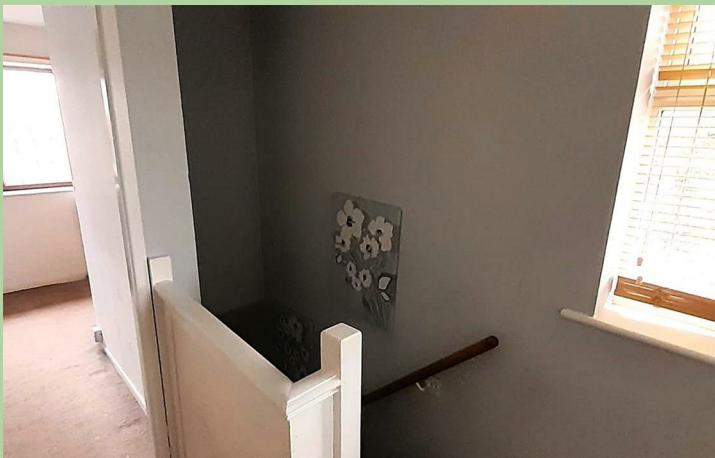
Leek - 01538 383344



leek@buryandhilton.co.uk



# General Information



## Entrance Hall

Stairs off. Radiator. Tiled floor.

## Living Room 13'3 x 13'5 (4.04m x 4.09m)

Open fire.

## Kitchen / Diner 18'10 x 15'5 (5.74m x 4.70m)

Wall and base units. Aga. Double doors to rear. Plumbing point. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Laminate flooring. Understairs storage. Integrated fridge / freezer.

## Landing Area

Access to attic space (14'9 x 11'4)

## Bedroom 16'8 x 10'2 (5.08m x 3.10m)

Radiator.

## Bedroom 10'1 x 9'7 (3.07m x 2.92m)

Radiator.

## Bathroom 6'2 x 5'6 (1.88m x 1.68m)

Bath with shower over. W.c. Wash basin.

## Outside

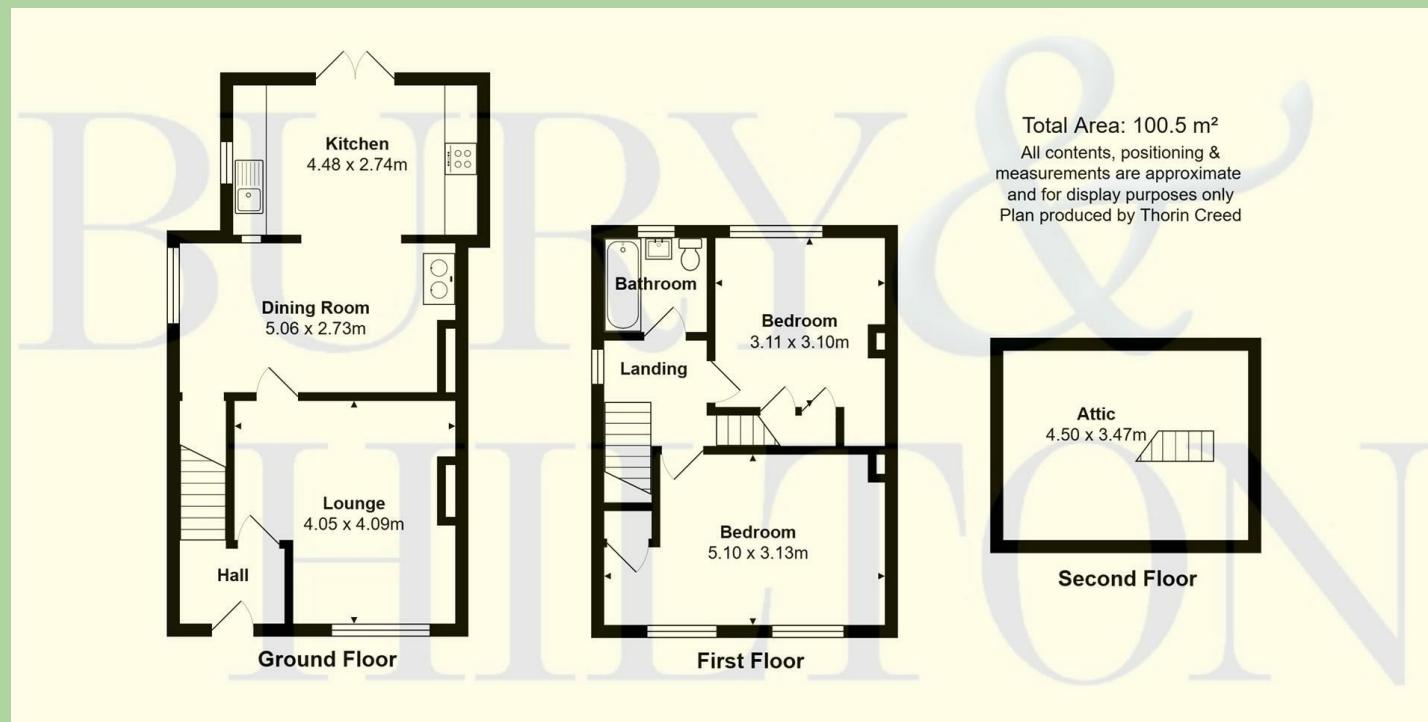
Driveway to the front providing off street parking and rear garden backing onto fields.

## Agents Notes

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## 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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