



3 Milner Terrace

Leek



Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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3 Milner Terrace

Leek
ST13 6BY

- * This spacious three / four Bedroom semi-detached property is located in a popular and well established area close to shops, schools and amenities.
- * The property occupies a generous sized corner plot position with gardens front, sized and rear aspects and a driveway providing off street parking.
- * Benefiting from Upvc double glazing and gas fired central heating.
- * The accommodation briefly comprises: Entrance Hall, Living Room, Bedroom Four / Reception Room with Shower Room off, Inner Hall and Kitchen Area to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- * An ideal family to go in and put your own stamp on.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £200,000



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Leek - 01538 383344



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General Information

Entrance Hall

Stairs off. Storage cupboard.

Living Room

Radiator 2. Fire place. Double doors to rear. Access to:

Bedroom Four / Reception Room

Radiator. Access to:

Shower Room

Shower cubicle. W.c. Wash basin. Tiled floor.

Inner Hall / Utility Area

Side door. Tiled floor. Radiator x 2. Plumbing point. Work top.

Kitchen

Wall and base units. Sink unit with drainer, rinsin bowl and mixer tap. Plumbing point. Gas cooker point. Extractor unit. Tiled floor. Spotlights. Cupboard housing central heating boiler. Storage cupboard off.

First Floor

Landing Area

Storage cupboard. Loft access.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Bathroom

Bath with shower over. W.c. Wash basin. Heated towel rail.

Outside

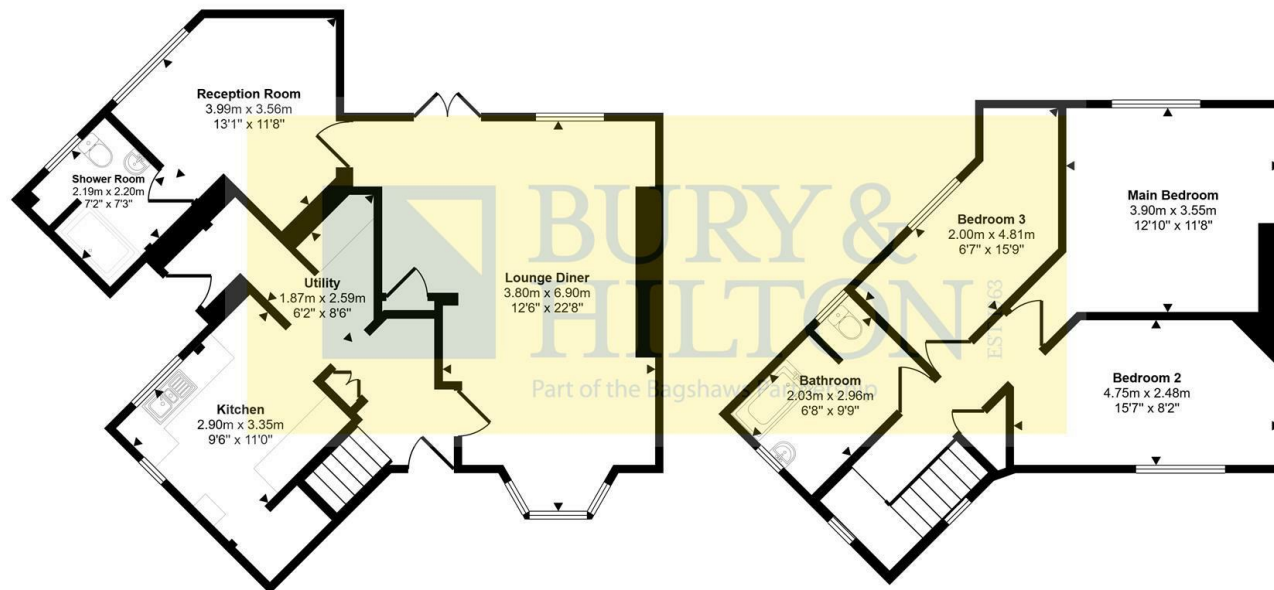
The property occupies a generous sized corner plot position with gardens front, sized and rear aspects and a driveway providing off street parking.

Broadband Connectivity

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



Approx Gross Internal Area
120 sq m / 1295 sq ft



Ground Floor
Approx 70 sq m / 752 sq ft

First Floor
Approx 51 sq m / 544 sq ft

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.

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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