



# 14 Rownall View

## Leek



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## 14 Rownall View

Leek  
Staffordshire  
ST13 8JN

- \* An exceptionally well presented three bedroom semi-detached property offering split level accommodation over four floors.
- \* The property has been upgraded over recent years to a high standard by the current vendor including paved patio area and log burner.
- \* The property is located in a highly sought after position in the west-end of town, offering easy access to the popular Westwood schools, shops, amenities and the town centre.
- \* The property benefits from Upvc double glazing and gas fired central heating.
- \* Accommodation briefly comprises: Entrance Porch, Kitchen / Diner, Living Room, Three Bedrooms and Bathroom.
- \* Driveway to the front providing off street parking leading to a attached single garage.
- \* An excellent sized garden area to the rear aspect laid mainly to lawn with display borders and superb Indian stone paved patio / sitting area.
- \* An ideal family purchase.
- \* Viewing highly recommended.

Offers Over £265,000



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Leek - 01538 383344



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# General Information

## Entrance Porch

Access to:

## Kitchen / Diner 14'6" x 12'11" (4.42m x 3.94m)

Range of wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Plumbing point. Feature radiator. Gas hob, electric oven and extractor unit above. Integrated fridge and freezer. Stairs off to lower and upper floors.

## Living Room 14'4" x 12'4" (4.39m x 3.78m)

Radiator. Feature log burner and surround. Coving. Patio doors to rear garden.

## First Floor

## Landing Area

Loft access. Stairs off.

## Bedroom 9'10" x 6'5" (3.02m x 1.98m)

Radiator.

## Bedroom 12'7" x 7'8" (3.84m x 2.34m)

Radiator.

## Landing Area

Cupboard housing central heating boiler.

## Bedroom 12'4" x 8'3" (3.76m x 2.54m)

Radiator.

## Bathroom

Bath with feeder shower. W.c. Wash basin. Heated towel rail. Loft access. Tiled walls.

## Outside

Driveway to the front providing off street parking leading to a attached single garage. An excellent sized garden area to the rear aspect laid mainly to lawn with display borders and superb Indian stone paved patio / sitting area.

## Broadband Connectivity

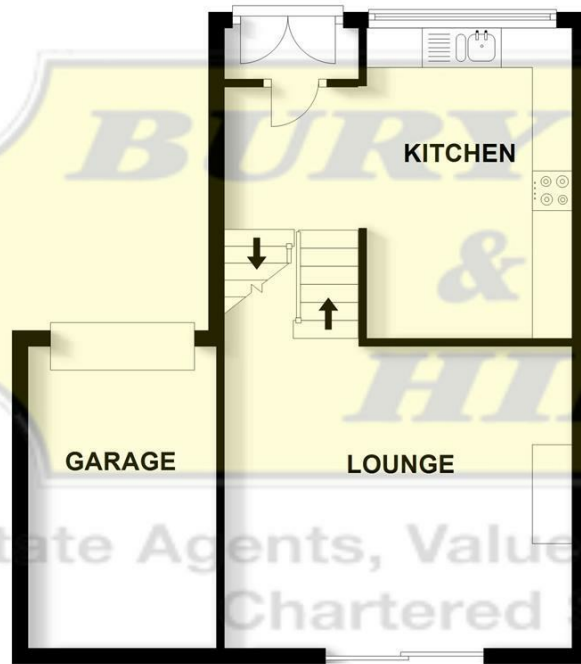
We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.





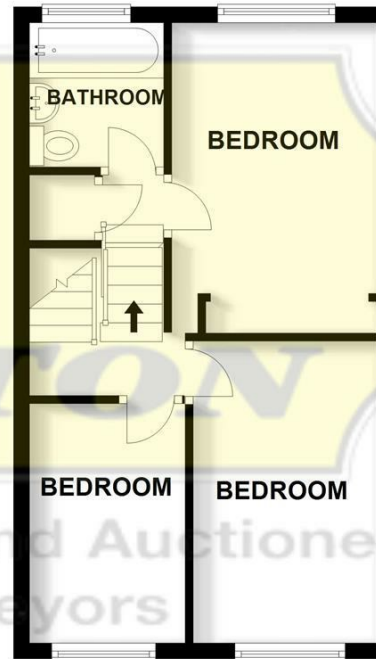
## GROUND FLOOR

APPROX. 43.9 SQ. METRES (472.7 SQ. FEET)



## FIRST FLOOR

APPROX. 34.7 SQ. METRES (374.0 SQ. FEET)



**TOTAL AREA: APPROX. 78.7 SQ. METRES (846.7 SQ. FEET)**

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

### 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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