



1 Jason Court

Leek

BURY & HILTON
EST 1963
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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1 Jason Court

Leek

Staffordshire, ST13 8FB

This large semi-detached house is quietly situated in a small cul-de-sac on the edge of town and is well placed for travelling into the town centre and its associate amenities.

The property itself has been maintained to an exceptionally good standard by the present owners and provides spacious accommodation which is ideally suitable for family occupation, having four bedrooms, two of which have en-suite facilities. The living accommodation is good sized and fitting throughout are of a high quality.

The property enjoys the benefit of gas central heating and upvc double glazing and has off road parking facilities for two vehicles to the side.

Internal inspection of this property is most strongly recommended.

Offers in the region of: £349,950



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TBC



Leek Office - 01538 383344



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Accommodation

Entrance Hall

With fitted carpet.

Cloakroom

With WC and wash basin. Radiator. Extractor fan.

Lounge 24'8 x 12'11 (7.52m x 3.94m)

With two radiators. Two French windows leading to the rear and side gardens. Fitted carpet. Walk-in store room off.

Dining Kitchen 15'1 x 11'3 (4.60m x 3.43m)

Fully fitted with a comprehensive range of units consisting of sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker, microwave and an integrated fridge/freezer.

Stairs to Landing

With built-in store cupboard off. Fitted carpet.

Bedroom One 11'2 x 11' (3.40m x 3.35m)

With radiator. Fitted carpet.

En-Suite Shower Room

With shower cubicle, wash basin and WC. Heated towel rail.

Bedroom Two 12'1 x 11'5 max (3.68m x 3.48m max)

With radiator. Fitted carpet.

Bedroom Three 9'1 x 7'11 (2.77m x 2.41m)

With radiator. Fitted carpet.

Bathroom 7'2 x 7'4 (2.18m x 2.24m)

With suite comprising bath with shower attachment, wash basin and WC. Heated towel rail.

Stairs to Second Floor Landing

With fitted carpet.

Bedroom Four 14'6 x 12' max (4.42m x 3.66m max)

With built-in wardrobe. Radiator. Two double glazed roof lights.





En-Suite Shower Room

With shower, wash basin and WC. Heated towel rail

Outside

Gardens to front, side and rear with timber garden shed. Block paved parking area for two vehicles.

Services

All mains services.
Gas central heating.
Upvc double glazing.

Council Tax Band & EPC Rating: Band C & TBA

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.



Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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