



# Wallbridge Drive

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

## 61 Wallbridge Drive

Leek  
Staffordshire  
ST13 8HY

- \* This very well presented three bedroom semi-detached family home is situated in a highly sought after and well established area in the west-end of town, ideally situated for the nearby schools and amenities.
- \* The property offers good sized accommodation throughout and also benefits from Upvc double glazing and gas fired central heating.
- \* The property briefly comprise: Entrance Hall, Lounge, Dining Room, Conservatory and Kitchen to the ground floor. Landing Area, Three Bedrooms, Bathroom and separate W.c to the first floor.
- \* Block paved driveway to the front providing off street parking and leading to an integral single garage with power and lighting.
- \* A very well maintained and stocked rear garden with paved patio area and elevated lawned garden area with useful garden shed.



Offers over : £275,000



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2



2



tbc

Council  
Tax Band

C



Leek Office - 01538 383344



leek@buryandhilton.co.uk



# Accommodation



## Entrance Hall

Access to:

## Lounge

Gas fire. Radiator.

## Dining Room

Radiator. Stairs off. Sliding doors to:

## Conservatory

Tiled floor. French doors to garden.

## Kitchen

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Gas hob with extractor unit above. Double electric oven. Plumbing point. Tiled floor. Radiator. Sitting area with bar. Side door.

## First Floor

### Landing Area

Loft access. Storage cupboard.

### Bedroom

Radiator. Built-in storage cupboards.

Bedroom

Radiator.

### Bedroom

Radiator. Built-in cupboard.

### Bathroom

Corner shower cubicle. W.c. Wash basin. Radiator. Heated towel rail. Tiled walls. Spotlight.

### W.C.

W.c. Wash basin. Radiator. Tiled walls.



### **Outside**

Block paved driveway to the front providing off street parking and leading to an integral single garage with power and lighting.

### **Tenure & Possession**

We understand the tenure is freehold and vacant possession will be given on completion.

### **Local Authority**

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

### **Method of Sale**

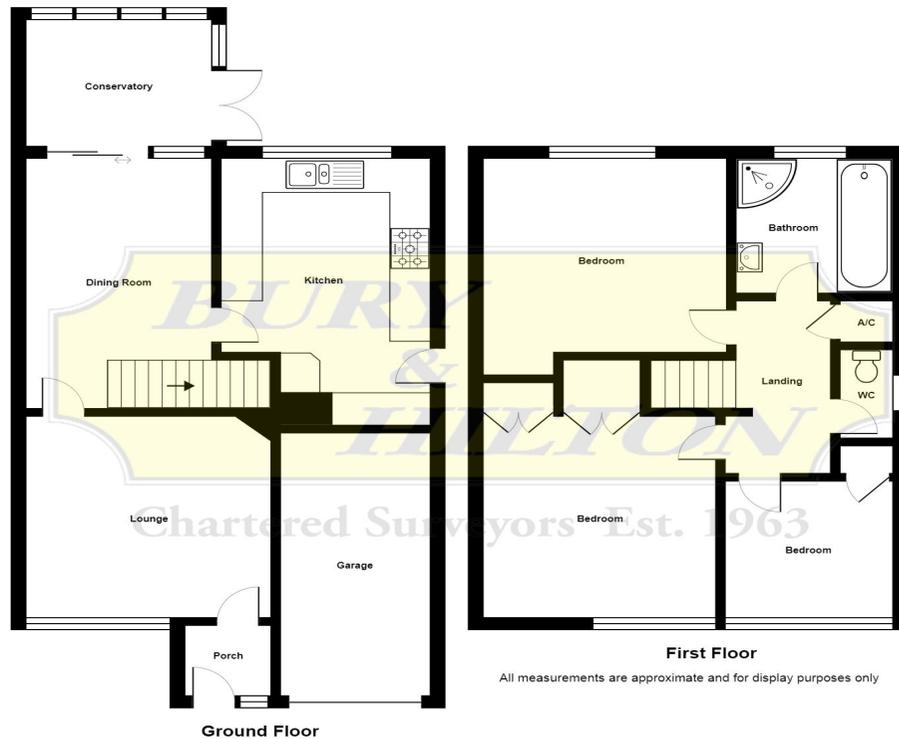
The property is offered by Private Treaty

### **Viewing**

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

### **Services**

Mains water, electricity, and drainage.



### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Broadband & Mobile Connectivity:** The property is well placed for mobile coverage; check the website [www.ofcom.org.uk](http://www.ofcom.org.uk) for specific connectivity details.

### Agents Note:

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



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