



43 Tittesworth Avenue
Leek



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

43 Tittesworth Avenue

Leek
ST13 6PS

- * A spacious and well presented three bedroom end of terrace property located in a well established residential area on the outskirts of town.
- * The property is situated in a convenient position for shops, schools and amenities and is considered an ideal family purchase.
- * Benefiting from gas fired central heating and Upvc double glazing.
- * The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen and W.C to the ground floor. Landing Area, Three Bedrooms and Wet Room to the first floor.
- * Excellent sized driveway to the front providing ample off street parking and a small lawned garden area.
- * To the rear of the property is a good sized garden area with lawned and paved areas. The property also has the added bonus of backing onto school playing fields.
- * In the rear garden is a fabulous detached outbuilding which is currently utilised as a hair dressing salon but could offer a number of potential uses.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £179,950



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall
Radiator. Stairs off.

Living Room
Radiator.

Kitchen
Range of base units. Ceramic sink unit with drainer and mixer tap. Cooker point. Plumbing point. Radiator. Rear door. Spotlights.

W.C
W.C Radiator.

First Floor

Landing Area
Loft access.

Bedroom
Radiator. Built-in storage.

Bedroom
Radiator.

Bedroom
Radiator.

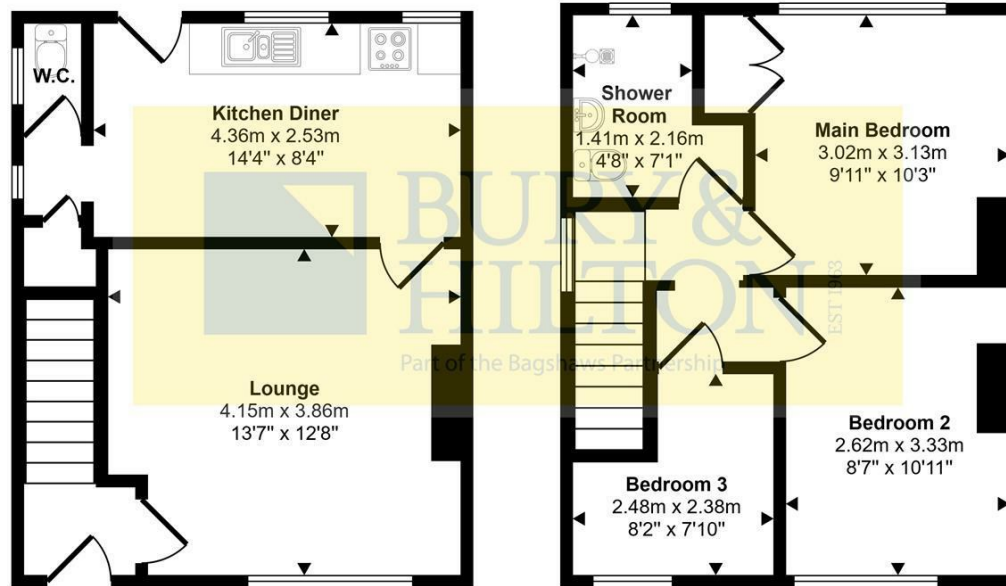
Wet-Room
Walk-in shower area. W.c. Wash basin. Heated towel rail.

Outside
Excellent sized driveway to the front providing ample off street parking and a small lawned garden area. To the rear of the property is a good sized garden area with lawned and paved areas, the property also has the added bonus of backing onto school playing fields. In the rear garden is a fabulous detached outbuilding which is currently utilised as a hair dressing salon but could offer a number of potential uses.

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.

Method of Sale
The property is offered for sale by private treaty.

Approx Gross Internal Area
68 sq m / 733 sq ft



Ground Floor
Approx 34 sq m / 365 sq ft

First Floor
Approx 34 sq m / 369 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.

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.

Rights of Way, Wayleaves and Easements

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

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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