



4 Nicholas Grove
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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4 Nicholas Grove

Leek
Staffordshire
ST13 8NT

* A three bedroom semi-detached property situated in a highly regarded location in the west-end of town, convenient for schools of all ages.

* The property benefits from Upvc double glazing and gas fired central heating.

* Accommodation briefly comprises: Entrance Hall, W.c, Lounge / Dining Room and Kitchen to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.

* Driveway providing ample off street parking leading to a single garage.

* The property occupies a generous sized corner plot position with low maintenance front garden area and a lawned garden to rear with paved area and display borders.

* An ideal family home.

* Offered For Sale with no upward chain involved.



Offers In The Region Of £250,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Stairs off. Understairs storage.

W.c

W.c. Wash basin.

Living Room / Dining Room 24'3 x 10'10 (7.39m x 3.30m)

Radiator x 2. Coal effect gas fire. Coving. bay window. Sliding doors to rear.

Kitchen 11'4 x 9'2 (3.45m x 2.79m)

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Cooker point. Tiled floor. Rear door. Radiator. Plumbing point. Tiled walls. Integrated fridge and freezer.

First Floor

Landing Area

Loft access. Storage cupboard.

Bedroom 8'11 x 10'10 (2.72m x 3.30m)

Radiator.

Bedroom 10'11 x 10'2 (3.33m x 3.10m)

Radiator.

Bedroom 7'2 x 9'3 (2.18m x 2.82m)

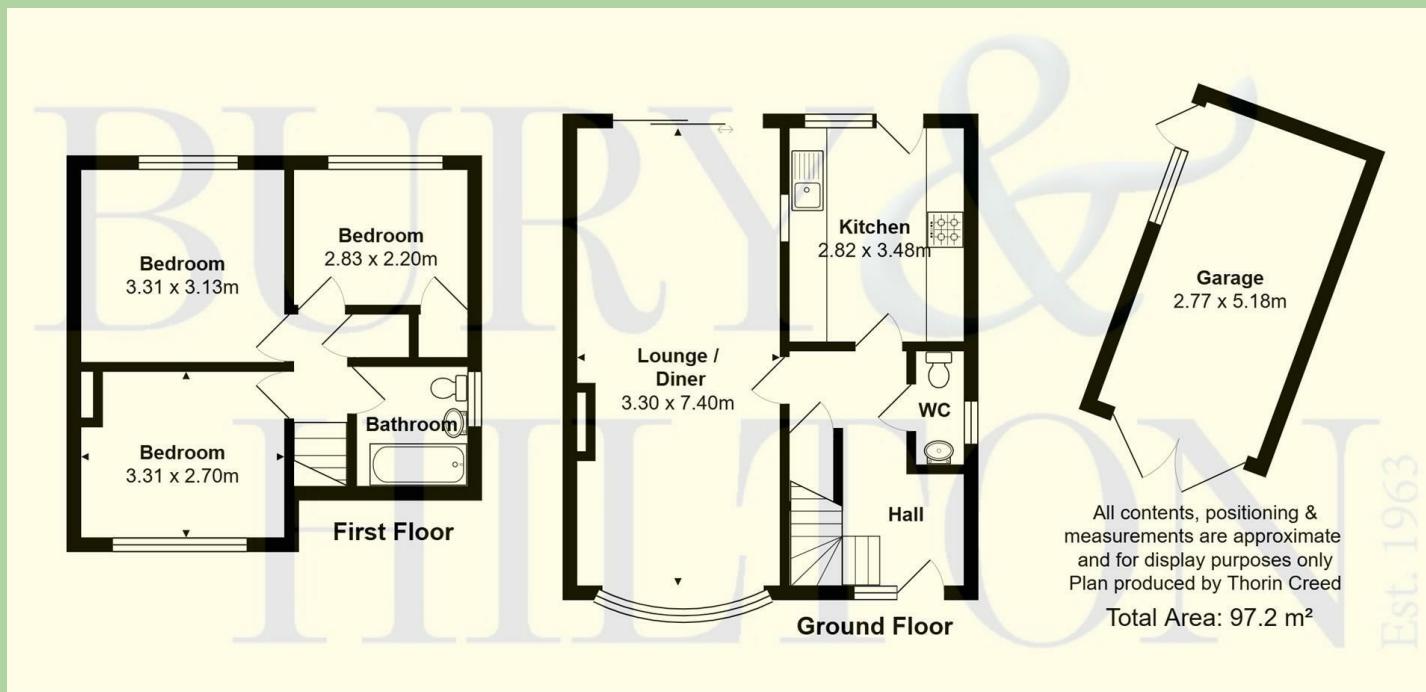
Radiator. Cupboard housing central heating boiler.

Bathroom 6'4 x 5'11 (1.93m x 1.80m)

Bath with shower attachment. W.c. Wash basin. Radiator. Tiled floor.

Outside

Driveway providing ample off street parking leading to a single garage. The property occupies a generous sized corner plot position with low maintenance front garden area and a lawned garden to rear with paved area and display borders.



Viewing

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

Method of Sale

The property is offered for sale by private treaty.

Broadband Connectivity

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

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.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

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Ashbourne	01335 342201
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