



35 Moorland Road,
Leek



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

35 Moorland Road,

Leek
ST13 5BN

- * This very well appointed two bedroom semi-detached property is situated in a highly sought after and desirable area on the outskirts of the town.
- * The property has been well maintained by the current owners and benefits from Upvc double glazing and gas fired central heating.
- * The accommodation briefly comprises: Entrance Hall, Lounge, Kitchen / Diner to the ground floor. Landing Area, Two Bedrooms and Shower Room to the first floor.
- * To the front of the property is a driveway providing off street parking leading to a good sized attached garage and a low maintenance gravelled garden area.
- * To the rear is a landscaped tiered garden with paved patio area and a lawned area.
- * An ideal family purchase.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £275,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Porch

Tiled floor. Access to:

Entrance Hall

Stairs off. Radiator. Understairs storage.

W.c / Utility

W.c. Wash basin with storage unit below. Plumbing point. Tiled floor. Work-top.

Living Room

Radiator. Electric fire. Wall lights.

Kitchen / Diner

Wall and base units. Sink unit with drainer and mixer tap. Double doors to rear. Gas hob with extractor unit above. Electric oven. Radiator. Access to: garage and workshop.

First Floor

Landing Area

Loft access.

Bedroom

Radiator. Fitted wardrobes.

Bedroom

Radiator.

Bathroom

Bath with shower over. W.c. Wash basin with storage unit below. Storage unit. Radiator.

Outside

Block paved driveway to the front providing off street parking leading to an attached garage / workshop with power and lighting. To the rear of the property is an immaculate low maintenance garden with artificial lawned area, paved sitting area and enjoying some fabulous over the town.

Broadband Connectivity

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





Ground Floor

First Floor

All measurements are approximate and for display purposes only

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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