



# Foxlowe Mews

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

## 2 Foxlowe Mews

Leek  
Staffordshire  
ST13 6DR

\* An outstanding opportunity to purchase a deceptively spacious three bedroom mid town-house located right in the town centre of the sought after market town of Leek with some outstanding views over Brough Park.

\* The property was built around five years ago to a high specification with integrated appliances, sliding doors, generous sized three bedroomed accommodation with en-suite facility, off street parking and private rear gardens.

\* Accommodation which benefits from double glazing and gas fired central heating briefly comprises: Entrance Hall, W.c, superb fitted Kitchen and excellent sized Living Room / Dining Room with feature sliding doors to rear. Landing Area, Master Bedroom with En-Suite facility, two further Bedrooms and family Bathroom to the first floor.

\* Good sized lawned garden area to rear with display borders and paved patio area.

\* An exceptionally well appointed property in a highly convenient town centre location - an internal inspection is essential.

**Offers in the region of : £295,000**



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2



B

Council  
Tax Band

C



Leek Office - 01538 383344



leek@buryandhilton.co.uk



# Accommodation



## Entrance Hall

Radiator. Spotlights. Stairs off. Feature understairs storage cupboards with Tado smart heating system with remote access.

## W.C.

W.c. Wash basin. Radiator.

## Kitchen

An extensive range of fitted wall and base units with integrated appliances. Built-in electric oven and microwave. Electric induction hob with extractor unit above. Spotlights. Central sitting island. Sink unit with drainer and mixer tap. Integrated dishwasher. Radiator. Integrated washer / dryer.



## Living Room / Dining Room

A fabulous feature room with sliding doors to rear garden area. Spotlights. Radiator.

## First floor landing

Spacious Landing Area with spotlights and storage cupboard housing central heating boiler.



## Master Bedroom

Radiator. Fitted wardrobes.

## Ensuite

Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail.

## Bedroom

Radiator.

## Bedroom

Radiator.

## Bathroom

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



### **Outside**

Good sized lawned garden area to rear with well stocked display borders and paved patio area. Garden shed. Two allocated parking spaces.

### **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.

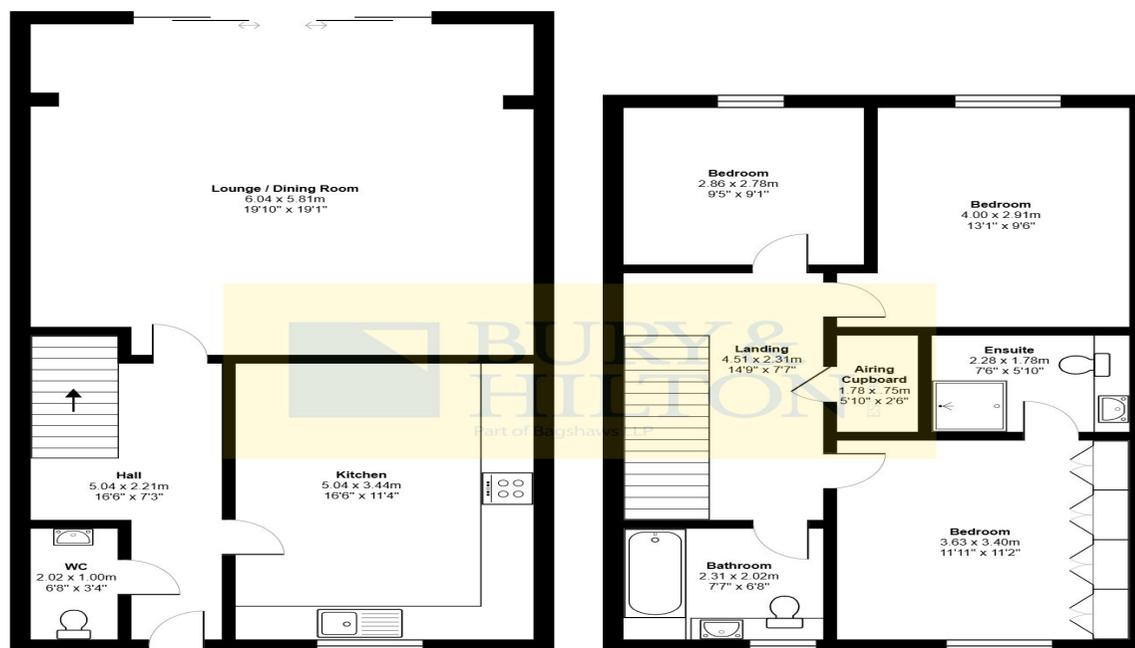
### **Rights of Way, Wayleaves and Easements**

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 has full fibre broadband.



Ground Floor

First Floor

All measurements are approximate and for display purposes only

**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 on information available at the time of printing.



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