



128 Haregate Road

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

128 Haregate Road

Leek
Staffordshire
ST13 6PY

- * A very well appointed three bedroom mid-terrace property situated in a popular and well established residential area on the outskirts of the town.
- * Offering pleasant sized family accommodation that has been improved to a good standard by the current vendor.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * Accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Dining Room and Kitchen to the ground floor. Landing Area, Three Bedroom, Bathroom and Separate W.c to the first floor.
- * Good sized rear garden area laid mainly to lawn with useful outside store with power, lighting and plumbing point.
- * Driveway to the front providing ample off street parking.



Offers in the region of : £169,950



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E

Council Tax
Band

A



Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Entrance Porch

Access to:

Entrance Hall

Radiator. Stairs off. Understairs storage.

Living Room 4.37m x 3.43m (14'4" x 11'3")

Radiator.

Dining Room 3.05m x 2.95m (10'0" x 9'8")

Radiator. Laminate flooring.

Kitchen 2.64m x 2.26m (8'7" x 7'4")

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven with extractor unit above. Rear door. Laminate flooring.

Landing Area

Loft access.

Bedroom 4.04m x 2.64m (13'3" x 8'7")

Radiator. Built-in storage.

Bedroom 3.48m x 3.18m (11'5" x 10'5")

Radiator. Built-in storage.

Bedroom 2.69m x 2.64m (8'9" x 8'7")

Radiator.

Bathroom

Bath with shower over. wash basin with storage unit below. Heated towel rail.

W.c

W.c. Wash basin.

Outside

Good sized rear garden area laid mainly to lawn with useful outside store with power, lighting and plumbing point. Driveway to the front providing ample off street parking.

Viewing

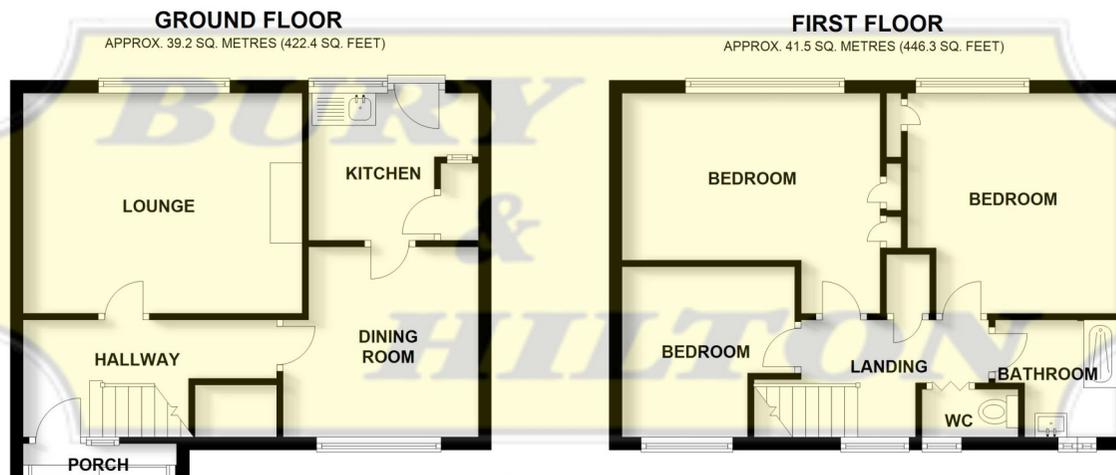
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Services

Mains water, electricity, gas and drainage.

Broadband & Mobile Connectivity: check the website www.ofcom.org.uk for specific connectivity details.

and based on information available at the time of printing.



TOTAL AREA: APPROX. 80.7 SQ. METRES (868.7 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

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.

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.

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

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : leek@buryandhilton.co.uk

www.buryandhilton.co.uk

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Offices in:

Ashbourne	01335 342201
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