



Columba, Mollatts Wood Road  
Leek



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

## Columba, Mollatts Wood Road

Leek  
ST13 7AL

- \* This 1929 built semi-detached property is delightfully situated on a highly sought after road on the edge of town and enjoys some extensive views to the front over the town and towards The Roaches and Morridge top.
- \* The property occupies a substantial plot of around a quarter of an acre of well maintained lawned gardens, display borders, mature trees and backing onto woodland, terraced front garden with driveway providing ample off street parking.
- \* Offering some excellent sized accommodation the property briefly comprises: Entrance Hall, W.C, Three Reception Rooms (possibly 4th bedroom) and Kitchen to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.
- \* The property could lend itself to the option of alterations or extending the accommodation, subject to the relevant permissions required.
- \* Benefiting from double glazing and gas fired central heating.
- \* An internal inspection of the property comes highly recommended to fully appreciate the position, scope and plot on offer.
- \* The property is offered For Sale with No Upward Chain involved.



Offers Over £345,000



3



1



3



Leek - 01538 383344



leek@buryandhilton.co.uk





# General Information

## Entrance Hall

Radiator. Coving. Stairs off.

## Reception Room

Radiator. Open fire. Coving.

## Reception Room

Radiator. Bay window. Open fire. Coving.

## Reception Room / Bedroom

Radiator. Fire place.

## Kitchen

Wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Cooker point. Extractor unit. Plumbing point. Breakfast bar. Coving. Radiator. Rear door.

## W.C.

W.C. Wash basin. Radiator.

## First Floor

### Landing Area

Loft access.

### Bedroom

Radiator.

### Bedroom

Radiator. Storage cupboard.

### Bedroom

Radiator. Fitted wardrobes. Dual aspect windows.

## Shower Room

Shower cubicle. W.C. Wash basin with storage unit below. Sky light. Heated towel rail. Storage cupboard. Tiled walls.

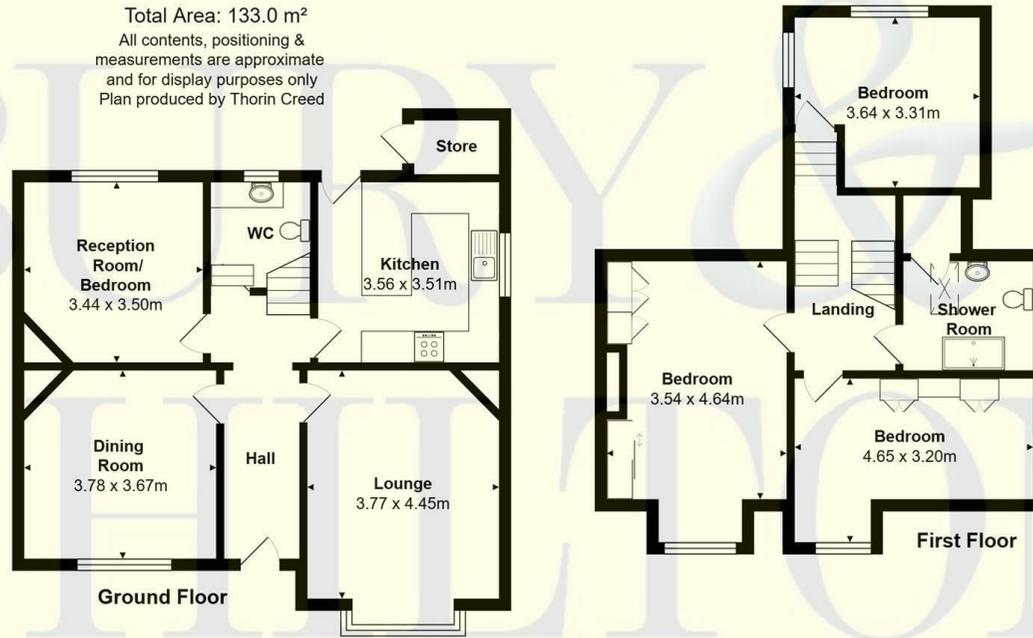
## Outside

The property occupies a substantial plot of around a quarter of an acre of well maintained lawned gardens, display borders, mature trees and terraced front garden with driveway providing off street parking. Useful outside store and summer house.

## Broadband Connectivity

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

Total Area: 133.0 m<sup>2</sup>  
 All contents, positioning &  
 measurements are approximate  
 and for display purposes only  
 Plan produced by Thorin Creed



### 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.

### 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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: [leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

Part of the Bagshaws Partnership



### Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811