



12 Hillcrest  
Staffordshire



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



## 12 Hillcrest

Staffordshire  
ST13 8TE

- \* An excellent opportunity to purchase a two bedroom semi-detached home situated to the West End of the town in a popular and well established cul-de-sac position.
- \* The property benefits from Upvc double glazing and gas fired central heating.
- \* Entrance Hall, Living Room and Kitchen to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
- \* Driveway to the side providing off street parking leading.
- \* Low maintenance front and rear garden areas.
- \* An ideal purchaser for first time buyers or even as an investment.
- \* The property is offered For Sale with No Upward Chain involved.



Asking Price £190,000



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Leek - 01538 383344



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## General Information

### Entrance Hall

Radiator. Laminate flooring

### Lounge 13'1" x 11'10" (3.99 x 3.61)

Fitted gas fire in surround. Radiator. Laminate flooring.

### Dining kitchen 11'10 x 7'10 (3.61m x 2.39m)

Fitted with a range of units consisting of stainless steel sink unit, working surfaces and wall cupboards. Radiator. Tiled floor. Gas central heating boiler.

### Timber Conservatory 9'7 x 6'2 (2.92m x 1.88m)

### Stairs to landing

Fitted carpet.

### Bedroom one 12' x 10'4 (3.66m x 3.15m)

Built in wardrobe and cupboards. Radiator. Fitted carpet.

### Bedroom two 9'5 x 6'5 (2.87m x 1.96m)

Radiator. Fitted carpet.

### Bathroom

Fully tiled walls with suite comprising bath, wash basin and W.C. shower fitment. Radiator. Tiled floor.

### Outside

Tarmac driveway providing off road parking facilities. Lawned gardens to the front and rear with decked and block paved patio areas.

### Viewing

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

### Tenure and Possession

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

### Mobile Network Coverage

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.

### Method of Sale



The property is offered for sale by private treaty.

### 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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