



Eastbourne Close

Leek



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

9 Eastbourne Close

Leek
Staffordshire
ST13 8DG

- * A delightfully situated and very spacious four bedroom detached property located in the West-End of Leek on a small cul-de-sac development.
- * Situated within the catchment area of the popular Westwood Schools and within easy walking distance to all local amenities.
- * The extended accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Large Conservatory, Kitchen, Utility Room and W.c to the ground floor. Landing Area, Four Bedrooms and Family Bathroom to the first floor.
- * A driveway provides off road parking and leads to a single garage with gardens located to the front, side and rear aspects.
 - * The property benefits from double glazing and gas fired central heating system.
- * We would strongly advise viewing this property to fully appreciate the size of accommodation on offer and the location of this ideal family home.
- * The property is offered For Sale with No Upward Chain involved.

Offers in excess of : £325,000



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Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Entrance hall

Radiator. Stairs off.

Living room

Radiator x 2.

Dining room

Understairs storage. Double doors to:

Conservatory

Radiator x 3. Double doors to rear. Tiled floor. Sliding doors to:

Utility room

Plumbing point. Tiled floor. Wall mounted boiler.

W.C.

W.c. Wash basin. Tiled floor.

Kitchen

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Gas hob with extractor above. Double oven. Radiator. Tiled floor. Plumbing point. Breakfast bar. Spotlights.

Landing area

Access to:

Bedroom

Radiator x 2. Loft access.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Bathroom

Bath. Corner shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Tiled walls. Airing cupboard.

Outside

A driveway provides off road parking and leads to a single garage with gardens located to the front, side and rear aspects.

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.



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

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.

Council Tax Band – D

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.

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

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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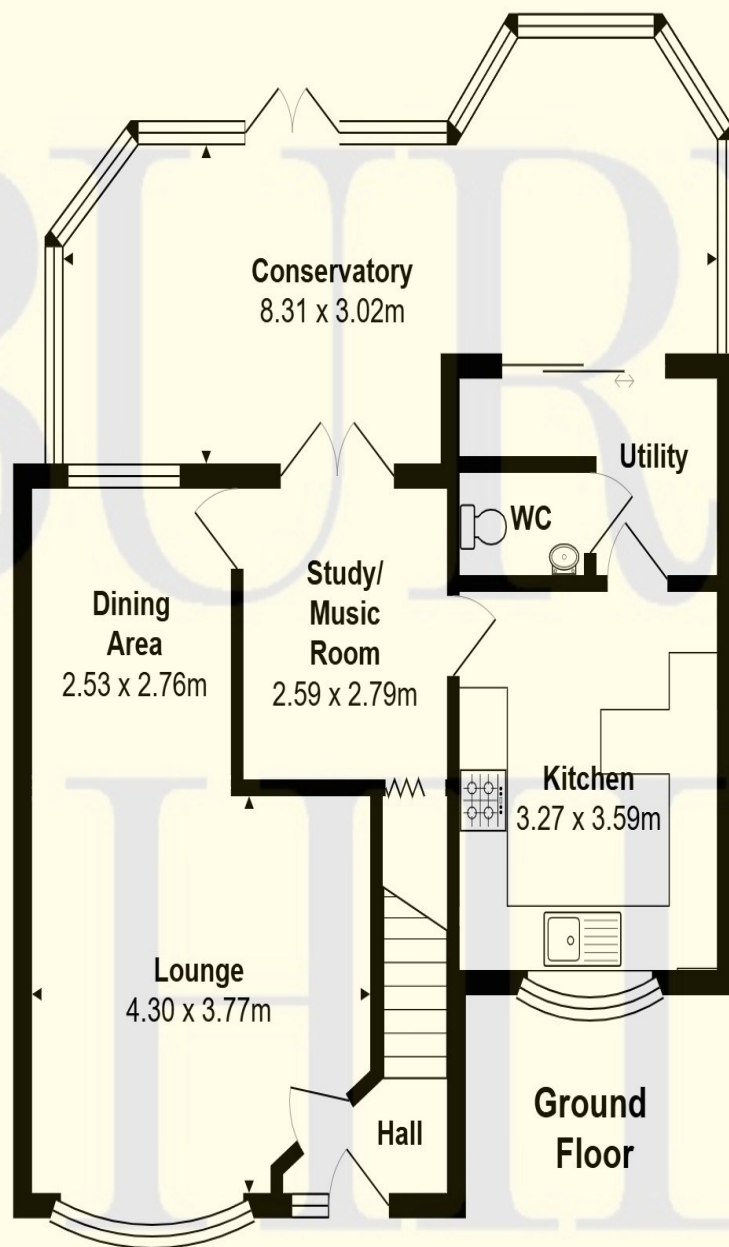
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Offices in:

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



Total Area: 135.5 m²

All contents, positioning &
measurements are approximate
and for display purposes only
Plan produced by Thorin Creed

