

19 Brindley Crescent

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Leek
ST13 7HF

* This very well presented two bedroom semi-detached bungalow is being offered to the market with no upward chain involved.
* Situated in the popular village of Cheddleton the bungalow is nestled on a good sized plot on a quiet cul-de-sac street with garden to the rear and double driveway providing off road parking to the frontage.
* Boasting a contemporary finish within having a superb kitchen with integrated appliances & shower room, plus the additional garden room / conservatory.
* Accommodation briefly comprises: Entrance Porch with access to the hallway and then a inner hallway area, Living Room, Two Bedrooms, Shower Room, Kitchen and Conservatory.
* Benefiting from gas fired central heating and Upvc double glazing.
* Externally, the rear garden has lawned areas, display borders and paved sitting / patio area.
* We consider the property an ideal retirement bungalow.
* The property enjoys an elevated position taking in some wonderful views over the surrounding countryside, a viewing is highly recommended.

Offers In The Region Of £180,000

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Leek - 01538 383344

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General Information

Entrance Porch
Access to:

Entrance Hall
Radiator. Coving.

Inner Hallway
Radiator. Loft access.

Living Room
Radiator. Bay window. Coving. Wall lights.

Kitchen
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob with extractor unit above. Electric oven and grill. Integrated fridge / freezer. Radiator. Plumbing point.

Conservatory
Radiator. Double doors to the rear.

Bedroom
Radiator.

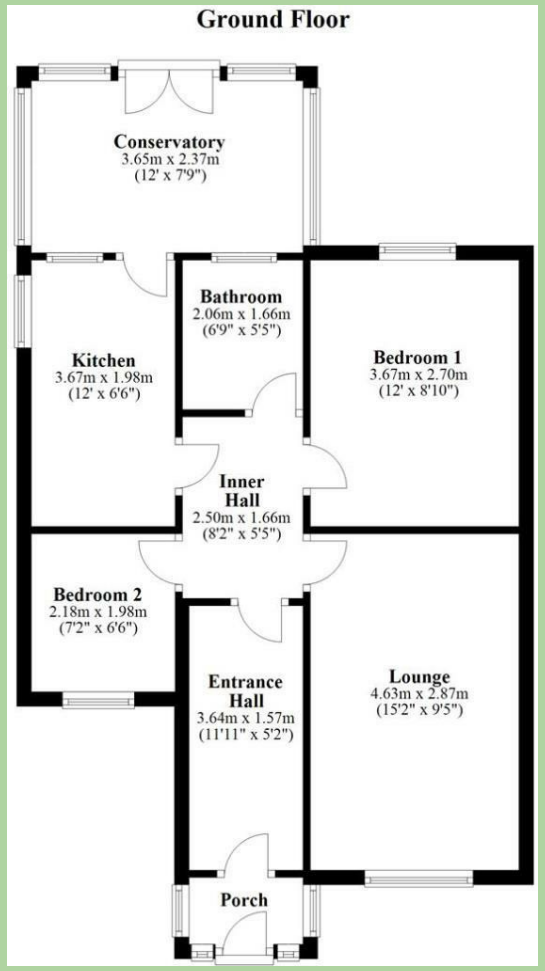
Bedroom
Radiator.

Shower Room
Double shower cubicle. W.c. wash basin with storage unit below. Radiator. Spotlights.

Outside
Externally, the rear garden has lawned areas, display borders and paved sitting / patio area. We consider the property an ideal retirement bungalow.

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.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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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