

53 Rennie Crescent

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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53 Rennie Crescent

Leek
Staffordshire
ST13 7HD

* A delightfully maintained and improved extended detached bungalow located in what is a sought after position in a well-established residential area and enjoying extensive views to the rear over the surrounding countryside.

* This property has been maintained to an exceptional standard by the present owners and internal inspection is most strongly recommended to fully appreciate the size of accommodation now on offer and its superb condition.

* Externally there are parking facilities for a number of vehicles and a low maintenance garden to the rear from which the extensive views can be enjoyed.

Asking Price £240,000

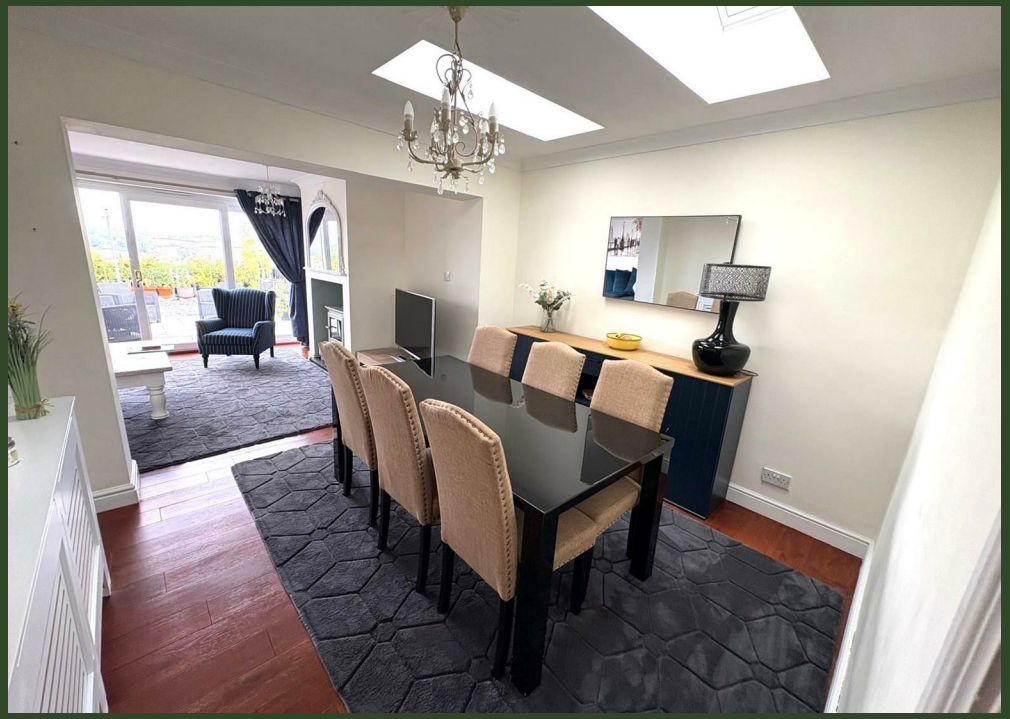
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Leek - 01538 383344

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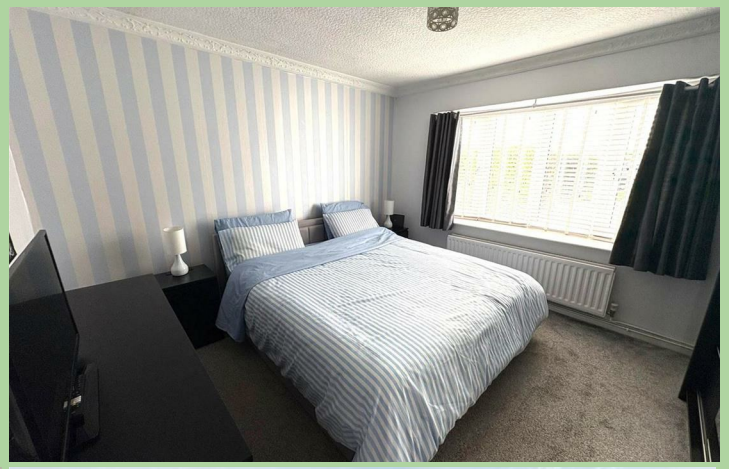


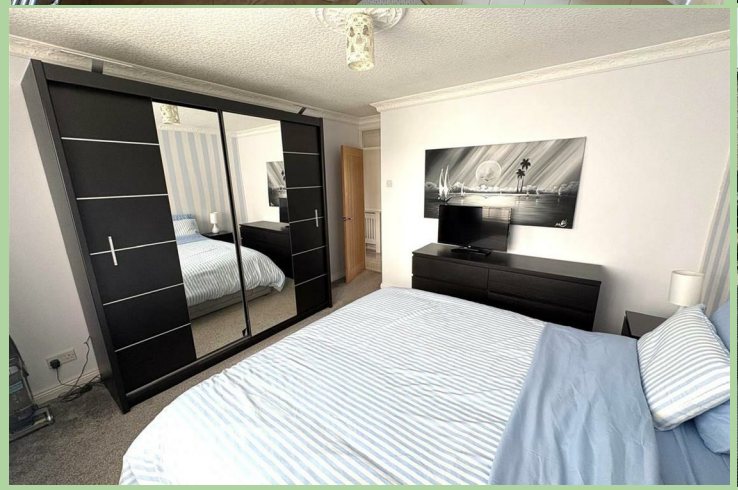














General Information

Entrance Hall
Radiator. Built-in store cupboard.

Kitchen 13'5 x 5'2 (4.09m x 1.57m)
Fully fitted with a comprehensive range of units consisting of sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker together with a refrigerator. Plumbing for automatic washing machine. Tiled flooring. Cupboard housing gas central heating boiler.

Dining Area 10'7 x 9'9 (3.23m x 2.97m)
With radiator. Two Velux roof lights.

Lounge 16'5 x 10'8 (5.00m x 3.25m)
With electric stove inset in white fireplace surround. Radiator. Patio windows leading to rear garden.

Bedroom One 12'3 x 11'9 (3.73m x 3.58m)
Radiator. Fitted carpet.

Bedroom Two 9'8 x 7' (2.95m x 2.13m)
Radiator. Fitted carpet

Bathroom
Luxuriously appointed with a freestanding claw-foot bath with shower attachment, wash hand basin and WC. Further features include a heated towel rail, fully tiled walls and tiled flooring.

Outside
Tarmac driveway to the front and side provide parking for a number of vehicles.
Low maintenance rear garden with greenhouse and garden shed.

Services
All mains services.
Gas central heating.
upvc double glazing.

Viewing
By prior appointment through the Agents.

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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