

23 Meadow Close

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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23 Meadow Close

Leek
ST13 5TX

* This brand new detached property offers very well presented & spacious accommodation arranged over three floors and is located in a quiet cul-de-sac position on the outskirts of the town.
* This ideal family home offers ample off street parking, garage and a pleasant sized, private rear garden backing onto open woodland.
* The accommodation in brief comprises: Entrance Hall, Lounge / Dining Area with sliding double doors offering views over the rear woodland, designer Kitchen Area with integrated appliances and Cloakroom / W.c to the ground floor. Landing Area, Master Bedroom with En-Suite facility, two further Bedrooms and Family Bathroom to the first floor. Landing Area and Two Bedrooms with Velux windows and eaves storage are located on the top floor.
* Tarmac driveway leading to a single integral garage. Paved Indian stone patio area and rear garden enjoying some considerable privacy with woodland beyond.
* Internal inspection comes strongly recommended.
* The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £475,000

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General Information

Entrance Hall
Stairs off. Radiator. Tiled floor. Understairs storage.

W.c
W.c. Wash basin. Tiled floor. Central heating boiler. Radiator.

Kitchen
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob with extractor unit above. Electric oven. Built-in microwave. Radiator. Integrated fridge, freezer, dishwasher and washing machine. Spotlights.

Living Room
Radiator x 2. Spotlights. Sliding doors to rear.

First Floor

Landing Area
Radiator. Stairs off. Spotlights. Storage cupboard.

Master Bedroom
Radiator. Spotlights.

En-Suite
Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled floor. Spotlights.

Bedroom
Radiator. Spotlights.

Bedroom
Radiator. Spotlights.

Family Bathroom
Bath. Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled floor.

Second Floor

Landing Area
Access to:

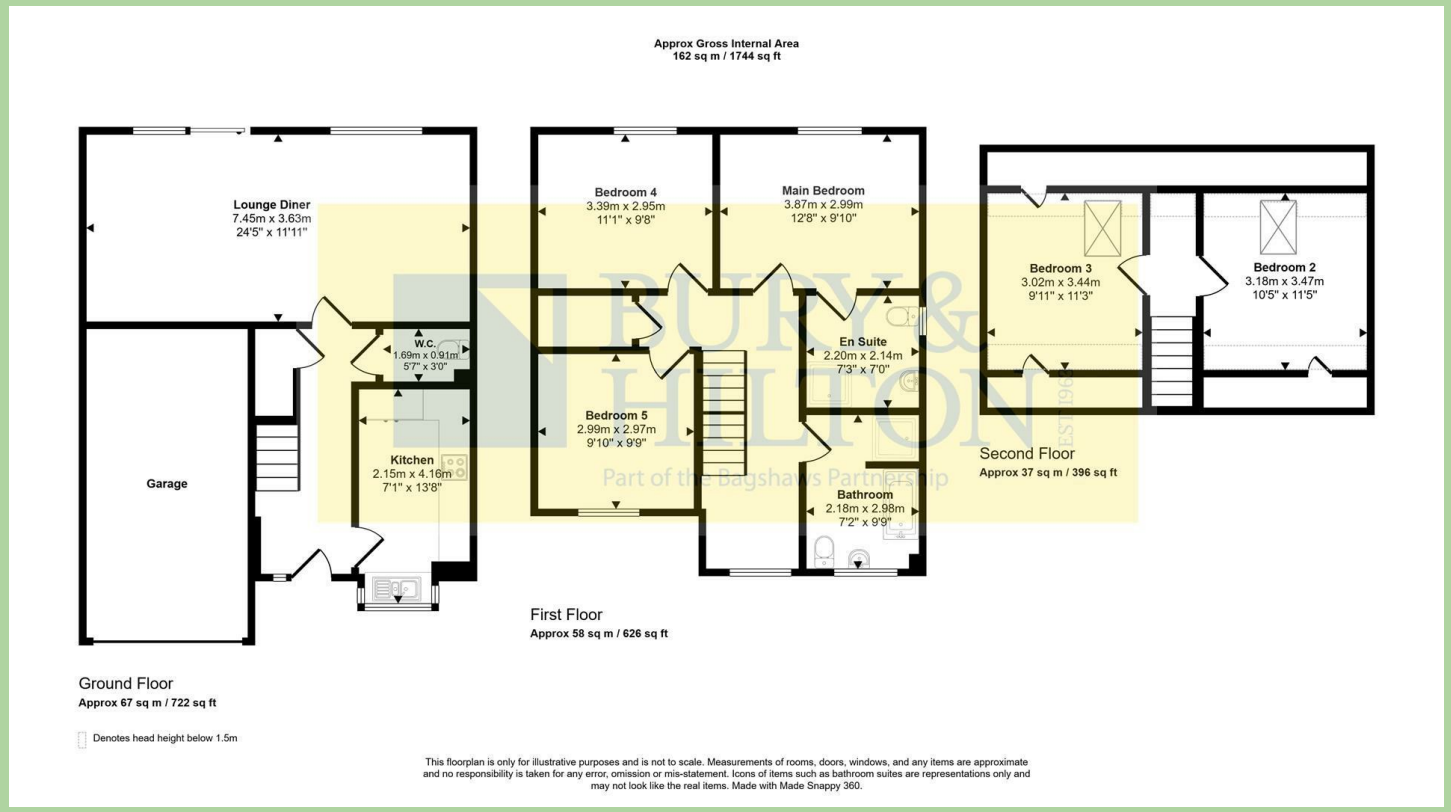
Bedroom
Radiator. Sky light. Eaves storage.

Bedroom
Radiator. Sky light. Eaves storage.

Outside
Tarmac driveway leading to a single integral garage. Paved Indian stone patio area and rear garden enjoying some considerable privacy with woodland beyond.

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

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.

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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