

# 6 Folly Fields

## Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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# 6 Folly Fields

Leek
ST13 7BX

* This well presented two bedroom semi-detached bungalow offers good sized accommodation and is located in a quiet cul-de-sac position in the popular village of Cheddleton.
* The property benefits from Upvc double glazing and gas fired central heating.
* Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, Two Bedrooms and Shower Room.
* Driveway to the front providing ample off street parking leading to a detached single garage.
* The property occupies a pleasant sized plot with front and rear garden areas laid mainly to lawn with paved sitting area and display borders.
* An ideal retirement bungalow.
* Viewing is strongly recommended and is offered For Sale with No Upward Chain involved.

## Offers In The Region Of £210,000

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# General Information

**Entrance Hall**
Radiator. Double doors to:

**Living Room**
Radiator. Double doors to rear. Coving. Wall lights. Gas fire.

**Kitchen**
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Electric hob and oven with extractor unit above. Radiator.

**Bedroom**
Radiator. Fitted wardrobes.

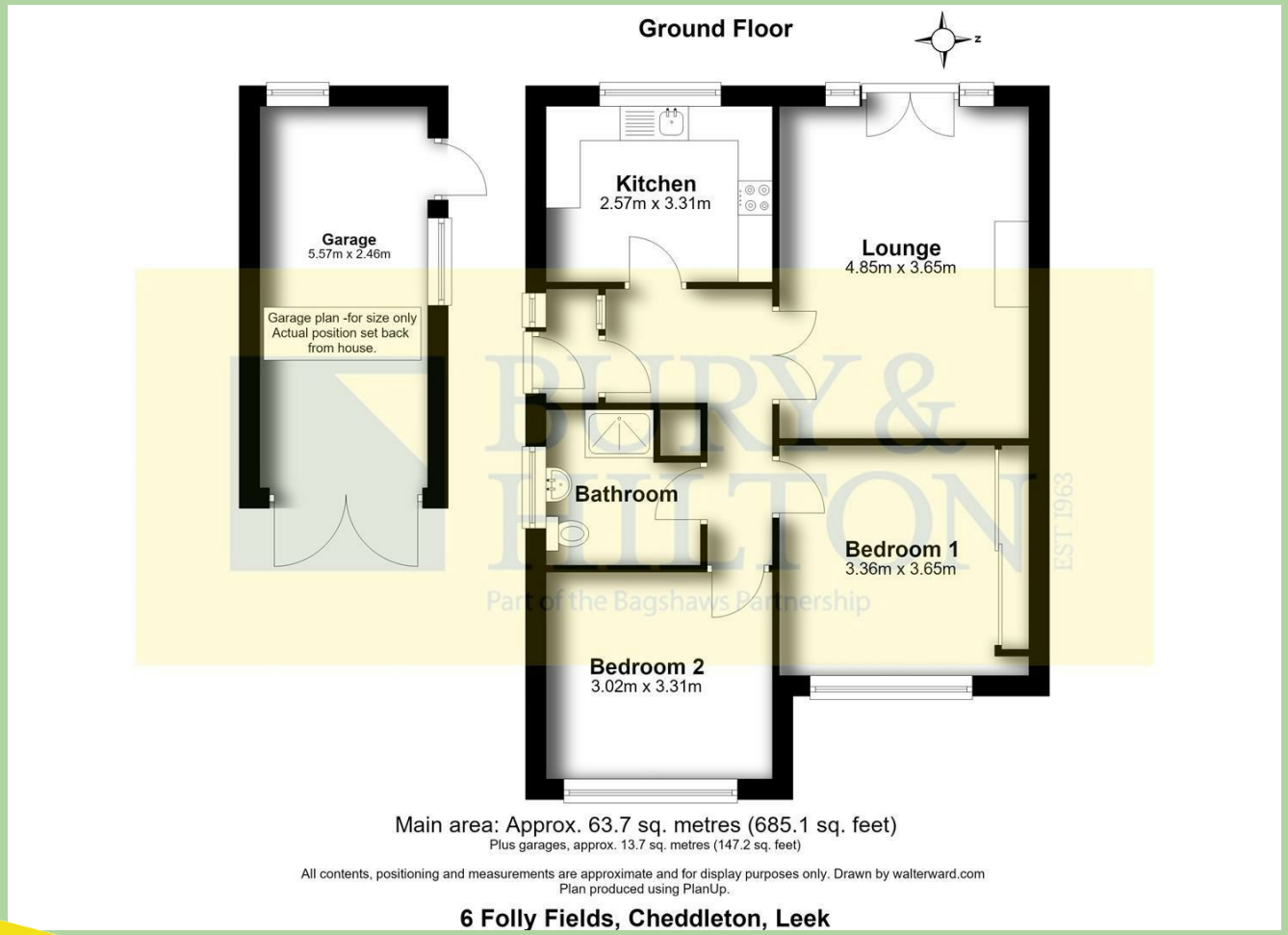
**Bedroom**
Radiator.

**Shower Room**
Shower cubicle. W.c. Wash basin. Radiator.

**Outside**
Driveway to the front providing ample off street parking leading to a detached single garage. The property occupies a pleasant sized plot with front and rear garden areas laid mainly to lawn with paved sitting area and display borders.

**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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