

17 The Quadrangle

Stoke-On-Trent

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

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

17 The Quadrangle

Stoke-On-Trent
Staffordshire
ST9 9DS

* This three bedroom mid-terrace property is located in a quiet cul-de-sac position in the sought after area of Endon.
* The property offers some very well presented accommodation and occupies a good sized plot with open fields to rear of the garden.
* Benefiting from Upvc double glazing, gas fired central heating
* The accommodation briefly comprises: Entrance Hall, Living Room / Dining Room, Kitchen and Utility Room to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
* Driveway to the front providing off street parking.
* Excellent sized garden to the rea which are laid mainly to lawn and paved areas, useful garden sheds and a superb water feature / fish tank.
* A great family home in the catchment area for the popular Endon schools, a viewing comes strongly advised.

Offers In The Region Of £230,000

3	1	2	

Leek - 01538 383344

leek@buryandhilton.co.uk

















General Information

Entrance Hall
Radiator. Stairs off. Understairs storage. Laminate flooring. Feature circular window.

Living Room / Dining Room
Radiator x 2. Laminate flooring. Coving. Spotlights. Log burner.

Kitchen
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob with extractor unit above. Oven and grill. Radiator. Spotlights. Plumbing point. Tiled floor.

Utility Room
Side door. Tiled floor. Plumbing point. Storage cupboard.

First Floor

Landing Area
Loft access. Storage cupboard.

Bedroom
Radiator. Spotlights.

Bedroom
Radiator. Spotlights.

Bedroom
Radiator.

Bathroom
Bath with shower over. W.c. Wash basin. Heated towel rail. Cupboard housing central heating boiler.

Outside
Driveway to the front providing off street parking. Excellent sized garden to the rea which are laid mainly to lawn and paved areas, useful garden sheds and a superb water feature / fish tank.

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.



All measurements are approximate and for display purposes only

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.

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

BAGSHAWS EST 1871
Land • Property • Livestock

6 Market Street, Leek, Staffordshire, ST13 6HZ
T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

arla | propertymark
The Property Ombudsman
RICS
OnTheMarket.com
rightmove
Zoopla