

# 26 Lancaster Avenue

## Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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# 26 Lancaster Avenue

Leek
Staffordshire
ST13 6AX

* This superb two-bedroom semi-detached family home has undergone an extensive course of refurbishment and improvement by the current vendor to the highest of standards, perfectly situated on a quiet cul-de-sac just on the outskirts of the town centre.

* This delightful property is ideal for first-time buyers eager to step onto the property ladder or for those looking to downsize.

* The immaculately presented accommodation briefly comprises; Entrance Porch, Entrance Hall, a generous sized Living Room, a modern Kitchen / Diner and Rear Porch to the ground floor. Landing Area, Two comfortable Bedrooms and Bathroom to the first floor.

* Enclosed garden at the rear, designed for low-maintenance living, lawned area and display borders and cosy seating area.

* Driveway to the front, providing ample parking space, along with a detached garage that serves as an excellent workshop or storage area. Access is convenient through both an up-and-over door and a side door leading from the garden.

* Located within walking distance to the town centre and close to local schools, with easy access to all essential amenities, making it a perfect choice for families and individuals alike.

## Offers In The Region Of £220,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

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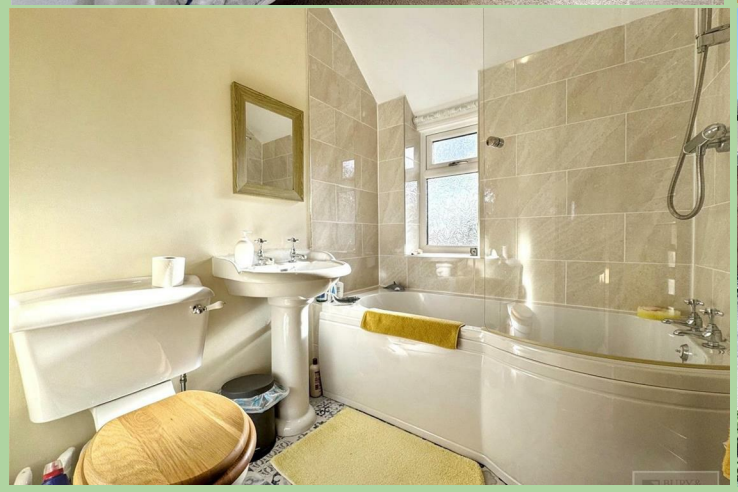














# General Information

**Entrance Porch**
Radiator. Access to:

**Entrance Hall**
Stairs off.

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

**Kitchen / Diner**
Range of fitted base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Cooker point. Understairs storage / pantry area housing gas central heating boiler. Radiator.

**Rear Porch**
Rear door.

**First Floor**

**Landing Area**
Feature window to side. Loft access.

**Bedroom**
Radiator. Built-in storage.

**Bedroom**
Radiator.

**Bathroom**
Bath with shower over. W.c. Wash basin. Heated towel rail.

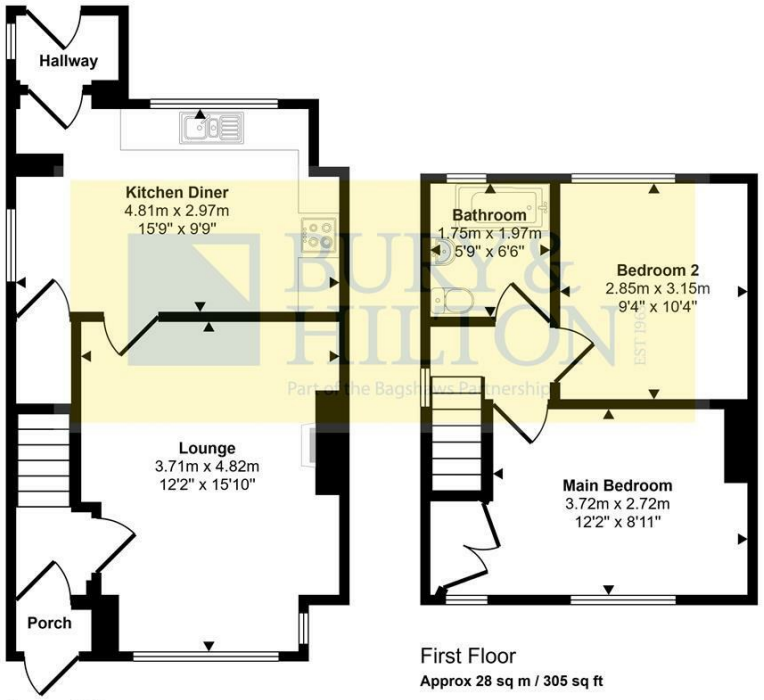
**Outside**
Enclosed garden at the rear, designed for low-maintenance living, lawned area and display borders and cosy seating area.

Driveway to the front, providing ample parking space, along with a detached garage that serves as an excellent workshop or storage area. Access is convenient through both an up-and-over door and a side door leading from the garden.

**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.

Approx Gross Internal Area
67 sq m / 726 sq ft




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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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