

146 Haregate Road

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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146 Haregate Road

Leek
ST13 6PY

* A well presented and spacious three bedroom end of terraced property situated in a popular and well established residential area on the outskirts of town.
* The property benefits from double glazing and gas fired central heating.
* Accommodation briefly comprises: Entrance Porch, Entrance Hall, Dining Room, Living Room, Conservatory, Kitchen, W.c and a useful covered side Porch to the ground floor. Landing Area, Three Bedrooms (one with Shower cubicle) and Bathroom to the first floor.
* Driveway to the front providing off road parking leading an attached single garage.
* Well maintained garden area to rear with display borders.
* The property is considered an ideal family purchase with shops, schools and amenities all within close proximity.
* Offered For Sale with No Upward Chain involved.





Offers In The Region Of £210,000

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Leek - 01538 383344

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General Information

Entrance Porch
Tiled floor. Access to:

Entrance Hall
Radiator. Stairs off. Laminate flooring. Coving.

Dining Room
Radiator. Bay Window. Laminate flooring. Coving.

Living Room
Radiator. Gas fire. Fire place. Sliding doors to:

Conservatory
Side door.

Kitchen
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Cooker point. Tiled floor. Understairs storage.

W.c
W.c. Tiled floor. Cupboard housing central heating boiler and fuse board.

Side Porch
A very useful covered area providing access to front and rear and the garage.

First Floor

Landing Area
Radiator. Loft access. Airing cupboard.

Bedroom
Radiator. Storage cupboard. Shower cubicle.

Bedroom
Radiator. Storage cupboard.

Bedroom
Radiator. Storage cupboard.

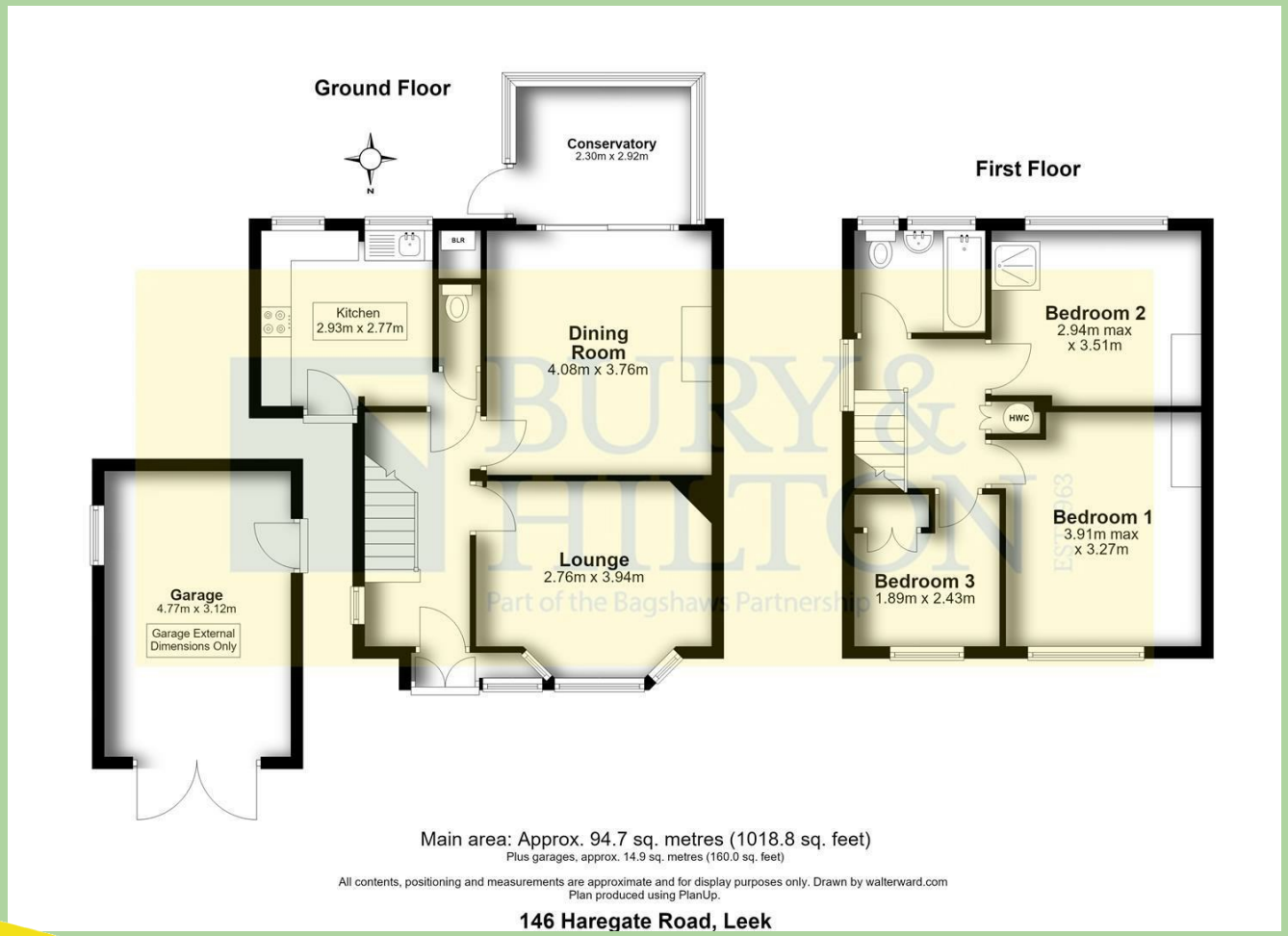
Bathroom
Bath with shower over. W.c. Wash basin with storage unit below. Tiled walls. Tiled floor. Heated towel rail.

Outside
Driveway to the front providing off road parking leading an attached single garage with power and lighting. Well maintained garden area to rear with 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.



Method of Sale
The property is offered for sale by private treaty.

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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