

1 Botham Drive

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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1 Botham Drive

Leek
ST13 7HE

* This three bedroom semi-detached bungalow is delightfully situated in a very popular residential area and offers some outstanding views over the surrounding countryside.
* The property enjoys an elevated position in the sought after village of Cheddleton offering easy access to shops, amenities and some fabulous countryside walks.
* The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, Three Bedrooms and Bathroom.
* We consider the property an ideal retirement option or even for a small family.
* Benefiting from gas fired central heating and double glazing.
* Driveway to the front and side providing off road parking and a superb elevated garden area to rear with paved and lawned areas and sitting area enjoying the fabulous views.
* An inspection of the property comes most strongly recommended.

Offers In The Region Of £190,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

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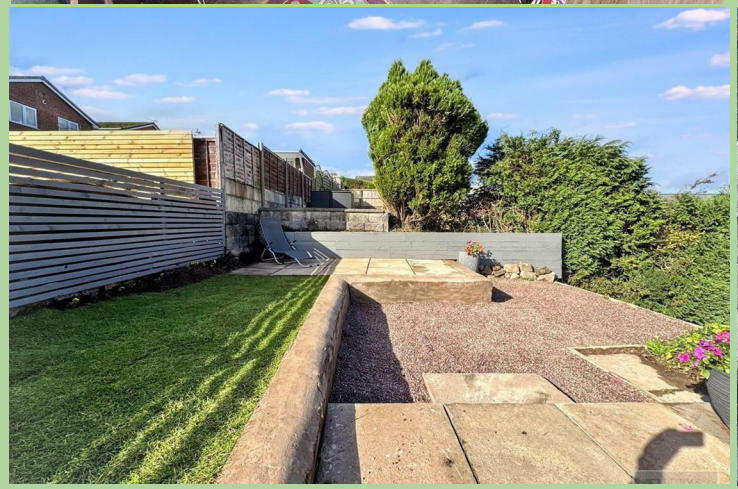














General Information

Entrance Hall
Radiator. Laminate flooring. Airing cupboard.

Living Room
Radiator. Laminate flooring.

Kitchen
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Pl;mbing point. Tiled floor. Loft access.

Bedroom
Radiator. Laminate flooring.

Bedroom
Radiator. Laminate flooring.

Bedroom
Radiator. Laminate flooring.

Bathroom
Bath with shower over. W.c. Wash basin. Radiator.

Outside
Driveway to the front and side providing off road parking and a superb elevated garden area to rear with paved and lawned areas and sitting area enjoying the fabulous views. Front garden 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.

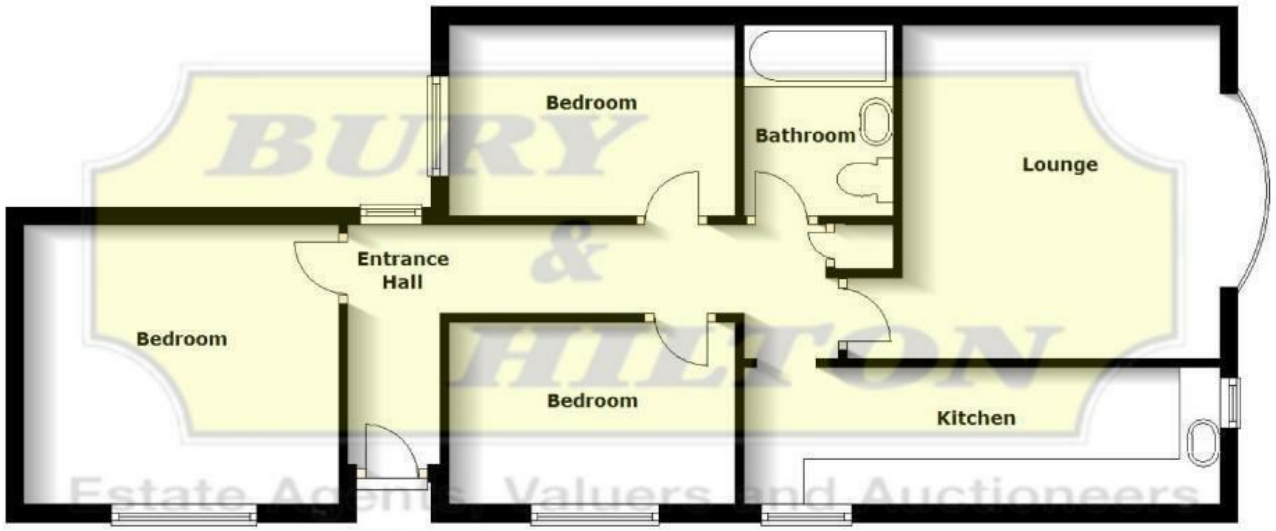
Method of Sale
The property is offered for sale by private treaty.

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.

Ground Floor

Approx. 59.3 sq. metres (638.6 sq. feet)



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Total area: approx. 59.3 sq. metres (638.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using The Mobile Agent.

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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