

30 Mill House Drive

Stoke-On-Trent

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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30 Mill House Drive

Stoke-On-Trent
ST10 1XL

* This middle house of a block of 3 is pleasantly located on the edge of a small development in what is a well-established residential area on the outskirts of Cheadle.

* The property is well placed for travelling into the town centre with its associate amenities, or for commuting into the Potteries conurbation, JCB at Rocester and Uttoxeter or the market town of Leek.

* The property provides comfortable two bedroomed accommodation, enjoying the benefit of gas central heating and upvc double glazing and externally low maintenance gardens and off road parking facilities for two vehicles.

* This is an ideal property for first time buyers or for investment.





Offers In The Region Of £160,000

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Leek - 01538 383344

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General Information

Entrance Porch

Entrance Hall
Radiator. Laminate flooring.

Kitchen 8'5 x 8' (2.57m x 2.44m)
Range of units consisting of stainless steel sink unit, base units, working surfaces and wall cupboards. Freestanding electric cooker. Plumbing for automatic washing machine. Laminate flooring.

Lounge 16 x 11'10 (4.88m x 3.61m)
Electric fire and surround. Radiator. Laminate flooring.

Conservatory
Upvc double framed. Laminate flooring.

Stairs to Landing
Fitted carpet. cupboard off housing gas central heating boiler.

Bedroom One 10'8 x 8'6 (3.25m x 2.59m)
Fitted wardrobes with mirrored fronts. Radiator. Fitted carpet.

Bedroom Two 13'10 x 6'7 (4.22m x 2.01m)
Radiator. Fitted carpet.

Bathroom
Partly tiled walls and suite comprising bath with shower attachment, wash basin and WC. Radiator. Wall mounted electric fan heater.

Outside
Tarmac allocated parking spaces for two vehicles.
Small lawned front garden with store.
Low maintenance enclosed rear garden.

Services
All mains services.
Gas central heating.
Upvc double glazing.

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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