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Leek, Staffordshire.  
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**Estate Agents . Valuers . Auctioneers . Chartered Surveyors**  
**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**  
**Part of the Bagshaws Partnership**



## **42 Edenhurst Avenue, Meir, ST3 6HF**

- \* A two bedroom semi-detached bungalow located in a quiet cul-de-sac position and occupying a generous sized corner plot position.**
- \* The property is conveniently located for road links with the A50 being close by and for travelling into The Potteries.**
  - \* The property benefits from Upvc double glazing, off street parking, detached single garage and gardens to front, side and rear aspects.**
- \* Entrance Porch, Entrance Hall, Lounge, Kitchen, Rear Porch, Two Bedrooms and Bathroom.**
- \* Offered For Sale with No Upward Chain involved.**

**Price: Offers In The Region Of £134,950**

Subject to contract

## ACCOMMODATION

### Entrance hall

Access to:

### Entrance hall

Loft access. Storage cupboard. Electric heater.

### Lounge 11'2 x 10'2 (3.40m x 3.10m)

Bay window. Electric heater. Fire place.



### Kitchen 11'2 x 10'2 (3.40m x 3.10m)

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Electric hob and oven with extractor unit above. Electric heater. Tiled floor. Integrated fridge and washing machine.



### Rear porch

Tiled floor. Rear door.

### Bedroom 10'7 x 9'10 (3.23m x 3.00m)

Electric heater. Fitted wardrobes.



### Bedroom 11'5 x 7'10 (3.48m x 2.39m)

Electric heater.



Bury & Hilton Limited for themselves and for the vendor or lessor of this property whose agent they are, give notice that:

1. These particulars do not constitute any part of, an offer of a contract;
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## Bathroom 8' x 6'3 (2.44m x 1.91m)

Bath with shower over. W.c. Wash basin. Heated towel rail. Tiled walls. Airing cupboard. Tiled floor.



## Outside

The property benefits from off street parking, detached single garage and gardens to front, side and rear aspects.

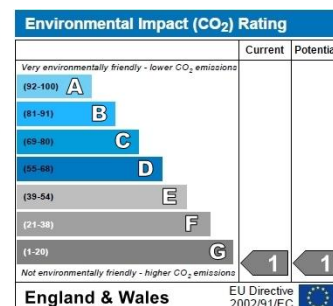
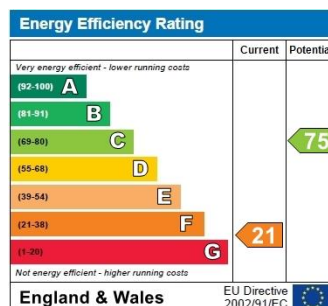


## VIEWING

By prior appointment through the Agents.

## PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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