6 Market Street, Leek, Staffordshire. ST13 6HZ Tel: 01538 383344



17 High Street, Buxton, Derbyshire. SK17 6ET Tel: 01298 27524

Estate Agents . Valuers . Auctioneers . Chartered Surveyors www.buryandhilton.co.uk
Part of the Bagshaws Partnership



# 21 Nicholson Way, Leek, ST13 8TF

- \* A delightfully situated detached bungalow.
- \* Located at the end of a small quiet cul-de-sac, this property enjoys a superb outlook to the front across Abbey Green and onto Hillswood and The Roaches.
- \* The property is well placed for walking into the town centre with its associate amenities.
- \* Well maintained three bedroomed accommodation with conservatory extension.
  - \* Gas central heating, double glazing and garaging facilities.
    - \* A perfect retirement home.

Price: £239,950

Subject to contract

#### **ACCOMMODATION**

#### **Entrance Porch**

#### **Entrance Hall**

With radiator. Built-in cupboard. Fitted carpet.

Lounge 15' x 10'5 (4.57m x 3.18m) With radiator. Laminate flooring.

## Kitchen 15' x 7'6 (4.57m x 2.29m)

Fully fitted with a comprehensive range of units consisting of sink unit, base unit, working surfaces and wall cupboards and incorporating a split level cooker. Radiator.

# Bedroom One 13' x 10'4 (3.96m x 3.15m)

With full range of fitted bedroom furniture consisting of wardrobes and dressing table. Radiator. Fitted carpet.

Bedroom Two 7'6 x 7'8 (2.29m x 2.34m) With radiator. Fitted carpet.

Bedroom Three/Dining Room 9'9 x 8'5  $(2.97m \times 2.57m)$ 

With radiator. Fitted carpet.

Conservatory 13'6 x 6'1 (4.11m x 1.85m)

#### **Bathroom**

Fully tiled walls and suite comprising walk-in shower cubicle, wash basin and wc. Heated towel rail. Tiled flooring.

#### Outside

Driveway provides off road parking facilities and leads to an INTEGRAL GARAGE.

Easily maintained gardens to front and rear.



#### **Services**

All mains services. Gas central heating. Double glazing.

## 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.







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;

2. All statements contained in these particulars as to this property are made without responsibility on the part of Bury & Hilton Limited or the vendor or lessor;

3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars;

5. The vendor or lessor does not make or give neither Bury & Hilton Limited nor any person in their employment has any authority to make or give, any representation's or warranty whatsoever in relation to this property.

6. Bury & Hilton Ltd operates a Complaints Handling Procedure, a copy of which is available from out Head Office, 6 Market Street, Leek, Staffordshire. ST13 6HZ.

