



9 Frith Street

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## 9 Frith Street

Leek

Staffordshire, ST13 8EL

- ◆ Situated in the popular west-end of town is this spacious two bedroom mid-terrace property.
- ◆ Good sized accommodation that benefits from a refitted kitchen and first floor bathroom with both bath and separate shower cubicle facilities.
- ◆ Through Living Room / Dining Room and Kitchen to the ground floor. Landing Area, Two Double Bedrooms and Bathroom to the first floor.
- ◆ The property will be of interest to first time buyers looking to get onto the property ladder.
- ◆ The property benefits from gas fired central heating and Upvc double glazing and an enclosed rear yard area with useful storage shed.
- ◆ \* An internal inspection of this property comes strongly recommended.

**Asking price £160,000**



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TBC



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &  
HILTON**  
EST. 1984





## Accommodation

### **Living Room / Dining Room 27'9 x 12'11 (8.46m x 3.94m)**

Radiator x 2. Gas fire. Coving. Wall lights. Stairs off.

### **Kitchen 11'7 x 7'2 (3.53m x 2.18m)**

Range of fitted base storage units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Plumbing point. Induction hob and oven with extractor unit above. Rear door.

### **Landing Area**

Radiator. Loft access.

### **Bedroom 9'6 x 16'6 (2.90m x 5.03m)**

Radiator. Bay window. Built-in wardrobe. Coving.

### **Bedroom 12'1 x 9'10 (3.68m x 3.00m)**

Radiator. Fitted wardrobes. Coving.

### **Bathroom 11'7 x 7'4 (3.53m x 2.24m)**

Bath with feeder shower. W.c. Wash basin. Double shower cubicle. Radiator.

### **Outside**

Enclosed rear yard area with useful storage shed with toilet.

### **Viewing**

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

### **Agents Note;**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



AWAIT FLOORPLAN



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T** : 01538 383344

**E** : [info@buryandhilton.co.uk](mailto:info@buryandhilton.co.uk)

**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**

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