



28 Chorley Street

Leek



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

28 Chorley Street

Leek

Staffordshire, ST13 5EW

- This beautifully presented mid-terrace property has been recently improved and upgraded by the vendor to an excellent standard.
- Offering good sized accommodation over three floors and benefiting from Upvc double glazing, gas fired central heating and a first floor bathroom.
 - The property briefly comprises: Living Room, Dining Room with recently installed patio doors and Kitchen to the ground floor. Landing Area with stairs off, main Bedroom and Bathroom with a newly fitted suite to the first floor. On the top floor is a spacious Attic / second Bedroom.
- Enclosed yard area and a further garden area are to the rear of the property.
- Internal inspection comes strongly recommended to appreciate this quality property on offer.

Offers in the region of: £150,000



2



2



1



E



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1978





Accommodation

Living Room 12' x 11'1 (3.66m x 3.38m)
Radiator. Gas fire.

Dining Room 12' x 11'6 (3.66m x 3.51m)
Radiator. Stairs off. Double doors to rear. Fire place.

Kitchen 14'9 x 5'6 (4.50m x 1.68m)
Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Wall mounted central heating boiler. Plumbing point. Gas cooker point. Extractor unit. Spotlights. Tiled floor. Radiator.

Landing Area
Stairs off.

Bedroom 12' x 11'1 (3.66m x 3.38m)
Radiator.

Bathroom 11'4 x 7'2 (3.45m x 2.18m)
Bath. W.c. Wash basin with storage unit below. Heated towel rail. Shower cubicle. Coving. Spotlights.

Second Floor

Attic/Bedroom 17'5 x 10'8 max (5.31m x 3.25m max)
Radiator. Window to front.

Outside

Enclosed yard area and a further garden area are to the rear of the property.

Tenure & Possession

The property will be sold freehold with vacant possession upon completion.





Council Tax Band & EPC Rating: Band A and E

Viewing

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

Method of Sale

This property is to be sold by Private Treaty

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.

GROUND FLOOR
APPROX. 33.1 SQ. METRES (366.4 SQ. FEET)



TOTAL AREA: APPROX. 73.1 SQ. METRES (786.3 SQ. FEET)

Plan produced by www.floorplanservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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 Floorplan.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : info@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

| | |
|-----------|--------------|
| Ashbourne | 01335 342201 |
| Bakewell | 01629 812777 |
| Buxton | 01298 27524 |
| Leek | 01538 383344 |
| Penkridge | 01785 716600 |
| Uttoxeter | 01889 562811 |

