



50 Junction Road

Leek



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

50 Junction Road

Leek

Staffordshire, ST13 5QP

A three bedroom semi-detached property located in a convenient position for shops and amenities.

The property is in need of modernisation and improvement, but offers great scope for putting your own stamp on the property.

Accommodation briefly comprises: Entrance Hall, Living Room, Dining Room and Kitchen to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.

Good sized rear garden area laid mainly to lawn.

Offered For Sale with No Upward Chain involved.

Offers in the region of: £125,000



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Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1984





Accommodation

Entrance Hall

Stairs off.

Living Room 18'1 x 10'11 (5.51m x 3.33m)

Dining Room 11'3 x 10'11 (3.43m x 3.33m)

Kitchen 14'4 x 6'9 (4.37m x 2.06m)

Wall and base units. Stainless steel sink unit with drainer. Rear door.

Landing Area

Radiator.

Bedroom 13'5 x 11'5 (4.09m x 3.48m)

Bedroom 10'11 x 8'9 (3.33m x 2.67m)

Bedroom 9'3 x 7'8 (2.82m x 2.34m)

Radiator. Wall mounted boiler.

Bathroom 8'3 x 7'5 (2.51m x 2.26m)

Bath. W.c. Wash basin. Radiator.

Outside

Good sized rear garden area laid mainly to lawn.

Tenure & Possession

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





Council Tax Band & EPC Rating: Band B & D

Viewing

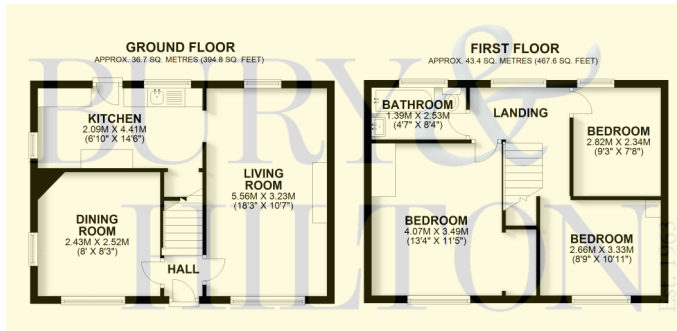
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

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.



TOTAL AREA: APPROX. 80.1 SQ. METRES (862.4 SQ. FEET)

Plan produced by www.FirstPropertyServices.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 PlanUp.



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