



# 7 The Walks

Leek



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



## 7 The Walks

Leek

Staffordshire, ST13 8BY

A two bedroom mid-terrace property located in a popular cul-de-sac just on the outskirts of the town centre.

Requires some updating and improvement but offers a blank canvas to go in and put your own mark on it.

Ideally located for shops and amenities and being within the catchment area of the popular Westwood schools.

Benefits from Upvc double glazing and gas fired central heating.

Entrance Hall, Lounge and Kitchen / Diner to the ground floor. Landing Area, Two excellent sized Bedrooms and Bathroom to the first floor.

Good sized front garden with rear yard area and outside W.c.

For Sale with No Upward Chain involved.

**Offers in the region of: £135,000**



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Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &  
HILTON**  
EST. 1978







## Accommodation

### Entrance Hall

Stairs off. Radiator.

### Living Room 12'11 x 11'8 (3.94m x 3.56m)

Radiator. Gas fire.

### Kitchen/Diner 11'8 x 8'4 (3.56m x 2.54m)

Wall and base units. Stainless steel sink unit with drainer. Plumbing point. Cooker point. Extractor unit. Radiator. Rear door. Wall mounted central heating boiler.

### Landing Area

Loft access.

### Bedroom 16'7 x 9' (5.05m x 2.74m)

Radiator. Fitted wardrobes.

### Bedroom 10' x 12'8 (3.05m x 3.86m)

Radiator. Fitted wardrobes.

### Bathroom 9' x 4'10 (2.74m x 1.47m)

Bath with feeder shower. W.c. Wash basin. Radiator. Airing cupboard.

### Outside

Good sized front garden with rear yard area and outside W.c.

### Tenure & Possession

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







**Council Tax Band & EPC Rating:** Band A & 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.

**AWAITING FLOOR PLAN**



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