



Wood Street

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

15 Wood Street

Leek
Staffordshire

- ◆ A two bedroom mid-terrace property located on a popular street and highly convenient for all town centre amenities.
- ◆
- ◆ The property require updating and improvement but offers a blank canvas for the purchaser to put their own mark on the property.
- ◆
- ◆ The property benefits from Upvc double glazing and an enclosed rear yard area.
- ◆
- ◆ Accommodation briefly comprises: Lounge, Living Room, Kitchen and Bathroom to the ground floor. Two double Bedrooms to the first floor.
- ◆
- ◆ The property may be of interest to landlords or first time buyers.

* No upward chain involved with this sale.

Offers in the region of: £120,000



2



2



1



E

Council Tax
Band

A



Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Living Room 12'10 x 10'2 (3.91m x 3.10m)

Fire place.

Lounge 12'11 x 11'6 (3.94m x 3.51m)

Fire place. Understairs storage.

Kitchen 7'1 x 7'8 (2.16m x 2.34m)

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

Bathroom 6'7 x 6'1 (2.01m x 1.85m)

Bath with feeder shower. W.c. Wash basin. Electric heater. Tiled walls.

Bedroom 13' x 10'2 (3.96m x 3.10m)

Window to front.

Bedroom 11'7 x 13' (3.53m x 3.96m)

Window to rear. Storage cupboard with loft access. Airing cupboard.

Outside

Enclosed rear yard area.

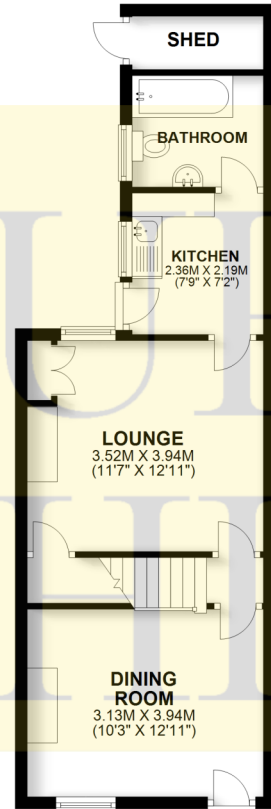
Agents Note

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



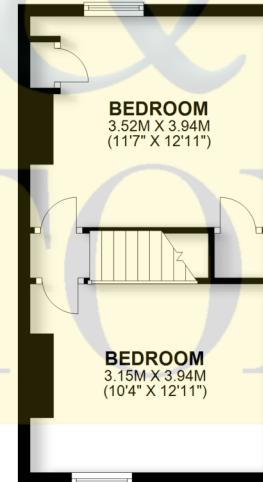
GROUND FLOOR

APPROX. 41.8 SQ. METRES (450.3 SQ. FEET)



FIRST FLOOR

APPROX. 30.0 SQ. METRES (322.7 SQ. FEET)



TOTAL AREA: APPROX. 71.8 SQ. METRES (773.0 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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : leek@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

arla | [propertymark](http://propertymark.co.uk)



OnTheMarket.com

[rightmove](http://rightmove.co.uk)

[Zoopla](http://zoopla.co.uk)