



9 Belle Vue
Leek



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

9 Belle Vue

Leek
ST13 8AJ

A traditional terraced house located in a well established area in the West end of town being conveniently place for all town centre amenities.

The property itself provides comfortable compact well maintained accommodation and enjoys the benefit of gas central heating and double glazing.

This is an ideal property for first time buyers or suitable for investment.

An early appointment to view is highly recommended

Offered for sale with no upward chain.



Offers In The Region Of £95,000



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Leek - 01538 383344



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General Information

Lounge 11'4 x 11'1 (3.45m x 3.38m)

With electric fire and surround. Fitted cupboard. Radiator. Fitted carpet. UPVC front door.

Kitchen 11'3 x 6'5 (3.43m x 1.96m)

Fitted with a range of units consisting of stainless steel sink unit, base units, working surfaces and wall cupboards. Plumbing for automatic washing machine. Tiled floor.

Dining Room 10'11 x 10'4 (3.33m x 3.15m)

Radiator. Rear external door.

Bathroom 10'5 x 5'1 (3.18m x 1.55m)

Suite comprising bath with shower fitment. Wash hand basin. WC. Radiator. Tiled floor.

Stairs to:-

Bedroom 11'4 x 11'1 (3.45m x 3.38m)

Fitted wardrobes. Radiator. Fitted carpet

Ensuite Shower Room

Shower cubicle. wash basin. WC

Box Room / Childs bedroom / Dressing Room 6'5 x 6'5 (1.96m x 1.96m)

Radiator. Fitted carpet. Gas central heating boiler.

Outside

Rear yard.

Services

All mains services
Gas central heating
Double glazing

Viewing

By prior appointment via the Agents Leek office.

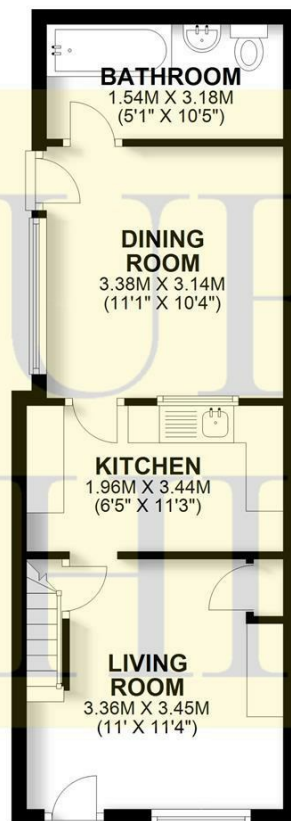
Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.



GROUND FLOOR

APPROX. 35.0 SQ. METRES (376.7 SQ. FEET)



FIRST FLOOR

APPROX. 17.7 SQ. METRES (190.8 SQ. FEET)



TOTAL AREA: APPROX. 52.7 SQ. METRES (567.5 SQ. FEET)

Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Method of Sale

The property is offered for sale by private treaty.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Agents Notes

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.



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