



43 Livingstone Street

Leek



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

43 Livingstone Street

Leek

Staffordshire, ST13 5JU

This sizeable terraced house is most conveniently situated close to the town centre and its associate amenities and offers larger than normal accommodation having a bathroom at first floor level with the added benefit of gas central heating and upvc double glazing.

The property is in need of general modernisation and improvement but has enormous potential for such works and as such could be of special interest to builders, speculators, investors or first time buyers.



Offers in the region of: £99,950



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TBA



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1984

Accommodation

Lounge 12'4 x 12'10 (3.76m x 3.91m)

With fitted gas fire in a stone surround which has been extended to form a TV shelf. Radiator. Upvc door.

Living Room 9'10 x 8' (3.00m x 2.44m)

With radiator. Store off under stairs.

Kitchen 9'5 x 6' (2.87m x 1.83m)

With stainless steel sink unit, base units, working surfaces and wall cupboards.

Stairs to Landing

Radiator.

Bedroom One 12'4 x 10'7 (3.76m x 3.23m)

Radiator.

Bedroom Two 10'3 x 7'2 (3.12m x 2.18m)

Bathroom

With suite comprising bath, wash basin, WC and shower cubicle. Radiator.

Outside

Rear yard with brick stores.

Services

All mains services.

Gas central heating.

Upvc double glazing.



AWAITING FLOOR PLAN AND EPC GRAPH

Tenure & Possession

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

Council Tax Band & EPC Rating:

Band A & TBA

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : info@buryandhilton.co.uk

www.buryandhilton.co.uk

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