



5 Livingstone Street  
Leek



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

## 5 Livingstone Street

Leek  
Staffordshire  
ST13 5JU

- \* An opportunity to acquire a deceptively spacious two bedroom mid-terrace property ideally situated in close proximity to the town centre, boasting sizeable living and bedroom accommodation.
- \* The property benefits from Upvc double glazing and gas fired central heating, offering sizeable Living Room, Kitchen having a good range of fitted wall and base units.
- \* Rear Porch with door to the yard area, and bathroom fitted with a modern white suite.
- \* To the first floor are two good double bedrooms, the second bedroom houses the airing cupboard with Glow Worm boiler.
- \* Externally, there is an enclosed rear yard area incorporating patio area.
- \* Ideal for a First Time Buyer or Investor, internal inspection is a must to appreciate the size, location on offer.



Offers In The Region Of £125,000



2



1



1



E



acre(s)



Leek - 01538 383344



leek@buryandhilton.co.uk





# General Information

## Living Room

Electric fire. Radiator. Meter cupboard. Built-in shelving.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and double oven with extractor unit above. Plumbing point. Stairs off.

## Rear Hall

Rear door. Storage cupboard.

## Bathroom

Bath. W.c. Wash basin. Radiator.

## Landing Area

Loft access. Access to:

## Bedroom

Radiator.

## Bedroom

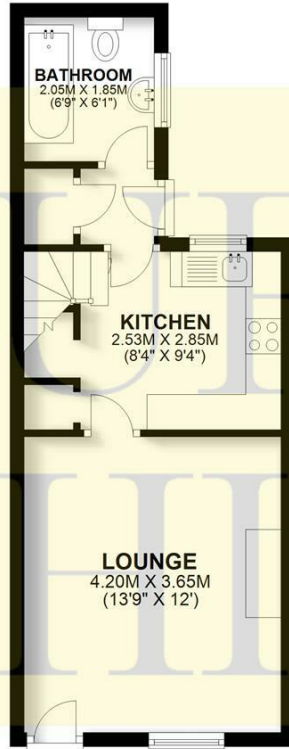
Radiator. Built-in cupboard housing central heating boiler.

## Outside

Enclosed rear yard area.

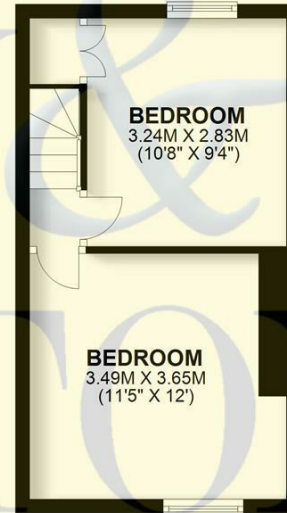
## GROUND FLOOR

APPROX. 31.1 SQ. METRES (334.6 SQ. FEET)



## FIRST FLOOR

APPROX. 24.9 SQ. METRES (268.3 SQ. FEET)



**TOTAL AREA: APPROX. 56.0 SQ. METRES (602.9 SQ. FEET)**

Plan produced by [www.firstpropertyservices.co.uk](http://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.

## 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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T:** 01538 383344

**E:** [leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://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