



37 Stockwell Street  
Leek



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



## 37 Stockwell Street

Leek  
Staffordshire  
ST13 6DH

- \* A three bedroom mid-terrace property in close proximity to the town centre.
- \* The property requires full modernisation and improvement.
- \* The accommodation is arranged over four floors and briefly comprises: Living Room and Kitchen at ground level. Two cellar rooms at the lower level. Landing Area, Two Bedrooms and Shower Room to the first floor. An Attic Room is located on the second floor.
- \* Enclosed rear yard area.
- \* The property may be of interest to builders and speculators and has no upward chain involved.
- \* To be offered For Sale by Informal Tender, offers to be received in writing by midday on Friday 8th November 2024 at the agents Leek office - please request a tender form should you wish to make a bid



Informal Tender £65,000



3



1



1



F



acre(s)



Leek - 01538 383344



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# General Information

**Living Room**

Gas fire.

**Kitchen**

Sink unit. Stairs to cellar and first floor. Rear door.

**Cellar Room One**

Access to:

**Cellar Room Two**

Doors to front.

**Landing Area**

Stairs off.

**Bedroom**

Window to front.

**Bedroom**

Window to rear.

**Shower Room**

Shower cubicle. W.c. Wash basin.

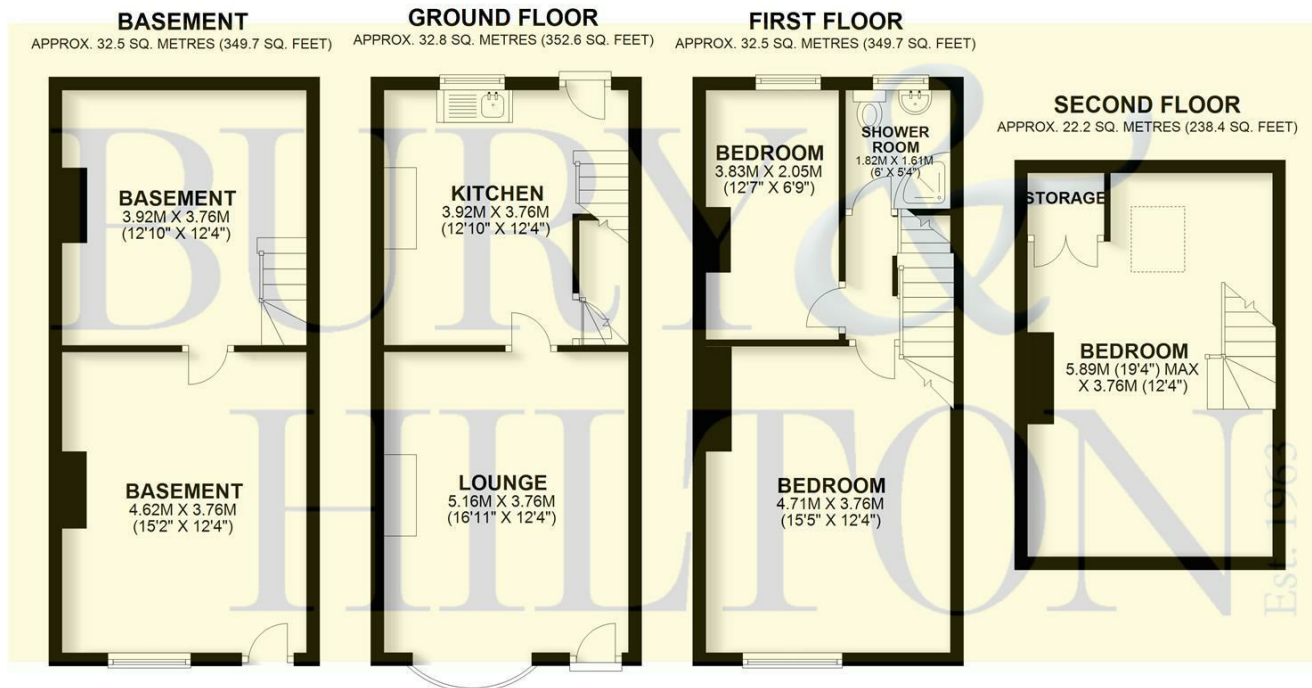
**Attic Room**

Sky light.

**Outside**

Rear yard area.





**TOTAL AREA: APPROX. 119.9 SQ. METRES (1290.3 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.



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