



11 West Street

Leek



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

11 West Street

Leek
Staffordshire
ST13 8AF

- * A deceptively spacious three bedroom mid-terrace property situated in a highly convenient location just on the outskirts of the town centre.
- * The property benefits from double glazing and gas fired central heating.
- * The accommodation briefly comprises: Living Room, Kitchen, Utility Room and Shower Room to the ground floor. Landing Area, Master Bedroom with En-Suite facility, Two Further Bedrooms and useful loft space with access ladder, power and lighting accessed off the second Bedroom.
- * To the rear of the property is an enclosed yard and garden area.
- * An ideal property for first time buyers or investors.
- * Viewing strongly recommended.

Offers in the region of : £125,000



3



1



2



E

Council Tax
Band

C



Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Living Room 3.63m x 3.63m (11'10" x 11'10")

Radiator. Gas fire.

Kitchen 3.63m x 3.63m (11'10" x 11'10")

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Radiator. Cooker point. Stairs off. Understairs storage. Wall mounted central heating boiler.

Utility Room 1.52m x 1.47m (4'11" x 4'9")

Plumbing point. Radiator. Tiled floor. Rear door. Storage cupboard.

Shower Room 1.47m x 1.52m (4'9" x 4'11")

Shower cubicle. W.c. Wash basin. Radiator. Tiled walls.

Landing Area

Storage cupboard.

Master Bedroom 3.61m x 4.22m (11'10" x 13'10")

Radiator. Storage cupboard. Built-in wardrobes.

En-Suite 2.34m x 1.63m (7'8" x 5'4")

Shower cubicle. W.c. Wash basin. Radiator. Tiled walls.

Bedroom 2.39m x 3.63m (7'10" x 11'10")

Radiator. Fitted wardrobes.

Bedroom 3.63m x 1.98m (11'10" x 6'5")

Radiator.

Outside

To the rear of the property is an enclosed yard and garden area.

Viewing

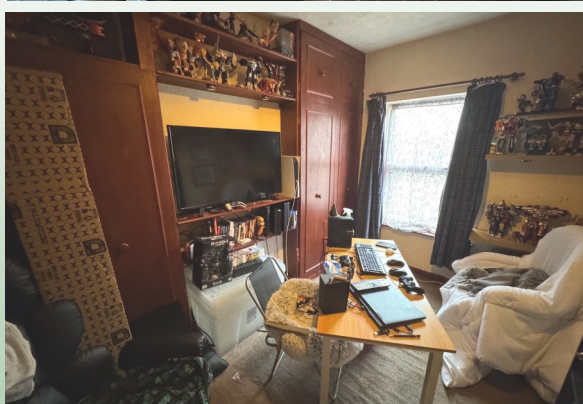
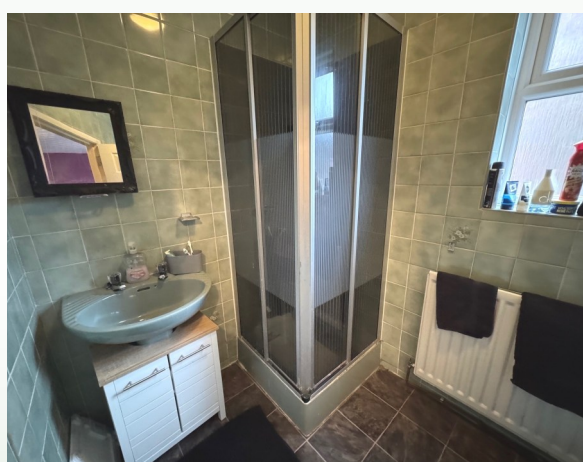
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Services

Mains water, electricity, gas and drainage.

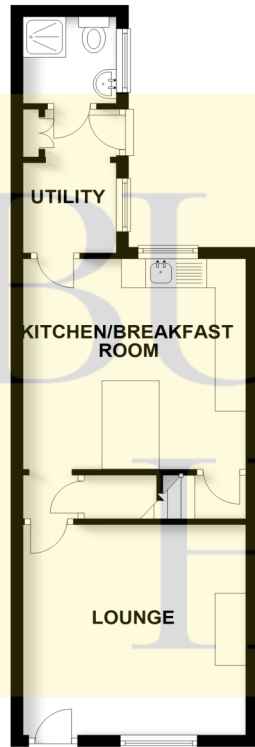
Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.



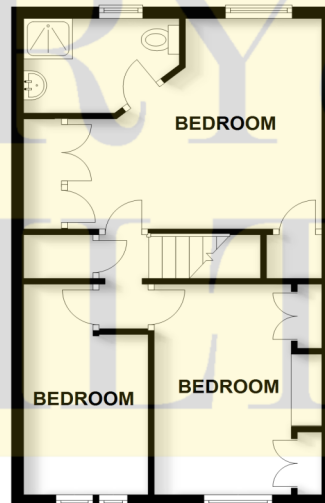
GROUND FLOOR

APPROX. 36.4 SQ. METRES (391.8 SQ. FEET)



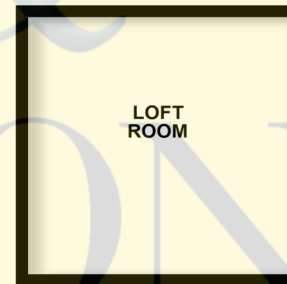
FIRST FLOOR

APPROX. 40.2 SQ. METRES (432.4 SQ. FEET)



SECOND FLOOR

APPROX. 19.0 SQ. METRES (205.0 SQ. FEET)



TOTAL AREA: APPROX. 95.6 SQ. METRES (1029.2 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.

Fixtures and Fittings

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

Broadband & Mobile Connectivity: ; check the website www.ofcom.org.uk for specific connectivity details.

Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

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.



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