



14 North Street
Leek

 **BURY &
HILTON**
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Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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14 North Street

Leek
Staffordshire
ST13 8DW

- * A good sized late Victorian terraced town-house situated in a delightful location in the west end of town, being well placed for local schools, the town centre and for other amenities.
- * Sizeable accommodation consisting of: Entrance Hall, Lounge, Living Room, Kitchen and Shower Room to the ground floor. Landing Area and Two Bedrooms at first floor level and a large Attic Room / Bedroom Three on the top floor.
- * The property benefits from gas fired central heating and double glazing.
- * Small Forecourted garden area and enclosed yard area to the rear aspect and additional garden area just beyond, the garden may lend the option of creating some off street parking for a small vehicle.
- * Internal inspection strongly recommended.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £210,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Radiator. Tiled floor. Stairs off. Coving.

Living Room

Coal effect gas fire. Radiator. Bay window. Coving.

Lounge

Radiator. Laminate flooring. Coal effect gas fire.

Kitchen

Wall and base units. Sink unit with drainer, rinsin bowl and mixer tap. Cooker point. Tiled floor. Understairs storage. Plumbing point.



Rear Hall

Storage cupboard. Rear door.

Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail.

First Floor

Landing Area

Stairs off. Feature window to rear.

Bedroom

Radiator.

Bedroom

Radiator.



Attic Room / Bedroom Three

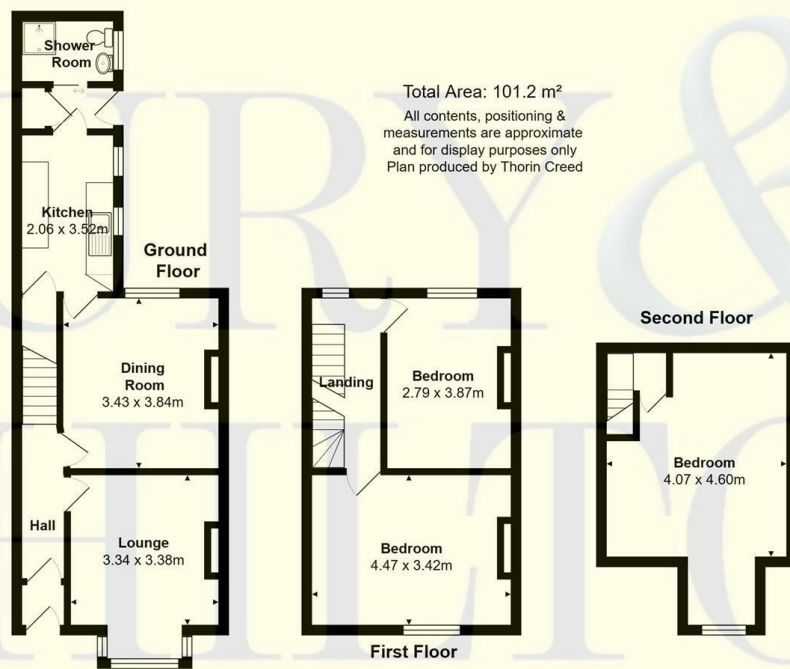
Radiator x 2. Laminate flooring.

Outside

Small Forecourted garden area and enclosed yard area to the rear aspect and additional garden area just beyond, the garden may lend the option of creating some off street parking for a small vehicle.

Viewing

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



Total Area: 101.2 m²
 All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed

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.

Tenure and Possession

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

Broadband Connectivity

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

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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