



41 Sneyd Street
Leek



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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41 Sneyd Street

Leek
Staffordshire
ST13 5HP

- * This spacious and very well presented end town-house is located on a popular and well established street just on the outskirts of the town centre, offering easy access to shops, schools and amenities.
- * The property offers excellent sized family accommodation over three floors and also benefits from Upvc double glazing and gas fired central heating.
- * Entrance Hall, W.c & Utility Room to the ground floor. Landing Area, Living Room and Kitchen / Diner to the first floor. Landing Area, Three Bedrooms and Shower Room to the second floor.
- * Driveway to the front providing off street parking, the garage is currently utilised as a large utility area and has no car access.
- * To the rear of the property is a private low maintenance garden area that is mainly paved and has access to the garage.
- * An internal inspection of the property comes highly recommended.



Offers In The Region Of £239,950



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Stairs off. Radiator. Tiled floor. Access to garage.

W.c

W.c. Wash basin. Tiled floor.

Utility Room

Stainless steel sink unit with drainer and mixer tap. Storage cupboard. Plumbing point. Tiled floor. Radiator.

Landing Area

Cupboard housing central heating boiler. Radiator. Stairs off.

Living Room

Radiator x 2. Coving. LVT flooring. Gas fire.



Kitchen / Diner

Wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Gas hob, electric oven and extractor unit above. Radiator. Laminate flooring.

Landing Area

Loft access.

Bedroom

Radiator. Fitted wardrobes. Coving.

Bedroom

Radiator. Fitted wardrobes. Coving.

Bedroom

Radiator. Storage cupboard. Coving.



Shower Room

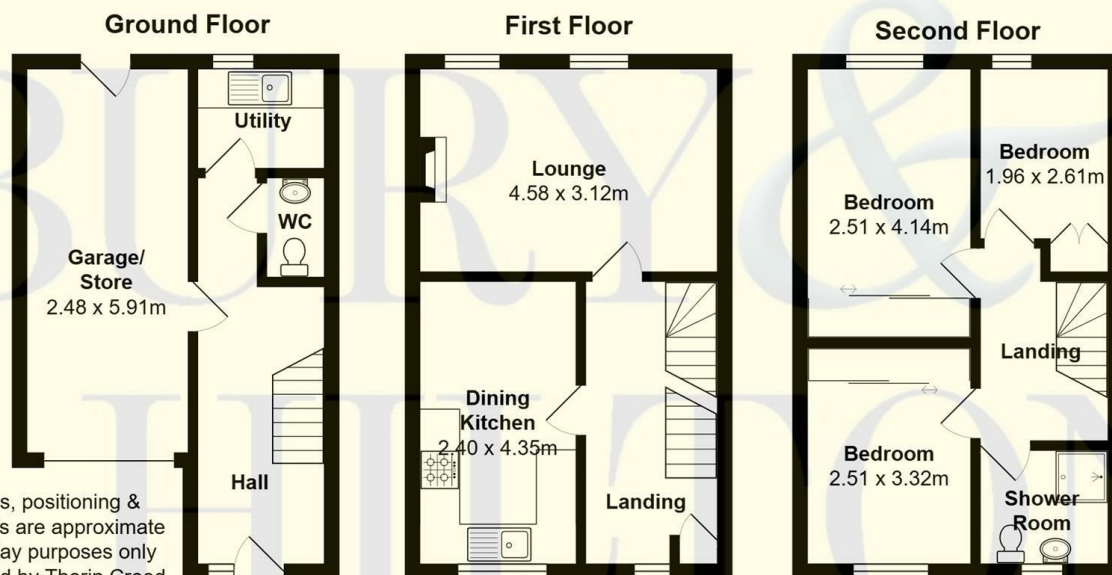
Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Part-tiled walls. LVT flooring.

Outside

Driveway to the front providing off street parking, the garage is currently utilised as a large utility area and has no car access. To the rear of the property is a private low maintenance garden area that is mainly paved and has access to the garage.

Broadband Connectivity

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



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 100.5 m²

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.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Tenure and Possession

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

Viewing

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

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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