



106 Buxton Road

Leek



Part of Bagshaws LLP

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

106 Buxton Road
Leek
Staffordshire, ST13 6EE

This substantial terrace style cottage offers excellent sized accommodation over three floors and enjoys a pleasant outlook towards Birches Gardens.

Located in a popular and well established residential area just on the outskirts of the town centre, the property offers easy access to town, shops and schools.

The property requires some general updating and improvement but offers huge potential for the buyers to put their own mark on the property.

The property benefits from double glazing and gas fired central heating.

Accommodation briefly comprises: Large Living Room, Kitchen, Rear Hall, Shower Room, Sun Room and Rear Porch to the ground floor. Landing Area and Two Bedrooms to the first floor. An Attic Room / Bedroom Three is located on the top floor.

Offers in the region of: £165,000



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D



Leek Office - 01538 383344



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**BURY &
HILTON**
EST. 1984





Accommodation

Living Room

Gas fire. Radiator. Laminate flooring.

Kitchen

Range of base storage units. Sink unit with drainer, rinsin bowl and mixer tap. Plumbing point. Radiator. Tiled floor. Gas hob, electric oven. Stairs off.

Rear Hall

Access to:

Shower Room

Double shower cubicle. W.c. Wash basin. Radiator.

Sun Room

Tiled floor. Sliding doors giving access to:

Rear Porch

Radiator. Rear doors.

Landing Area

Cupboard housing central heating boiler. Stairs off.

Bedroom One

Radiator x 2. Wood flooring.

Bedroom Two

Radiator. Laminate flooring, Built-in storage.

Attic Room/Bedroom Three

Wood flooring, Sky light. Storage to eaves.

Outside

Rear garden area which is mainly paved.

Tenure & Possession

The property will be sold freehold with vacant possession upon completion.





Council Tax Band & EPC Rating: Band A & D

Viewing

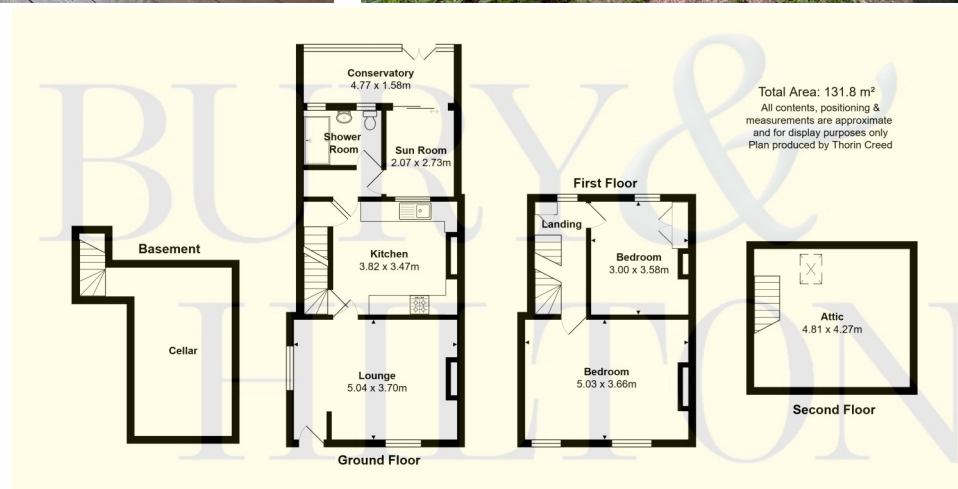
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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