



10 Chorley Street.  
Leek



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



## 10 Chorley Street.

Leek  
Staffordshire  
ST13 5EW

- \* An excellent sized four bedroom mid-terrace situated in a convenient location for the town centre and amenities.
- \* The spacious accommodation is arranged over three floors and briefly comprises: Lounge, Living Room and Kitchen to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor. Two Bedrooms to the second floor.
- \* The property benefits from Upvc double glazing and gas fired central heating.
- \* Enclosed yard area to the rear aspect.
- \* An ideal family purchase.
- \* The property is offered For Sale with No Upward Chain involved.



## Offers In The Region Of £160,000



4



1



2



E



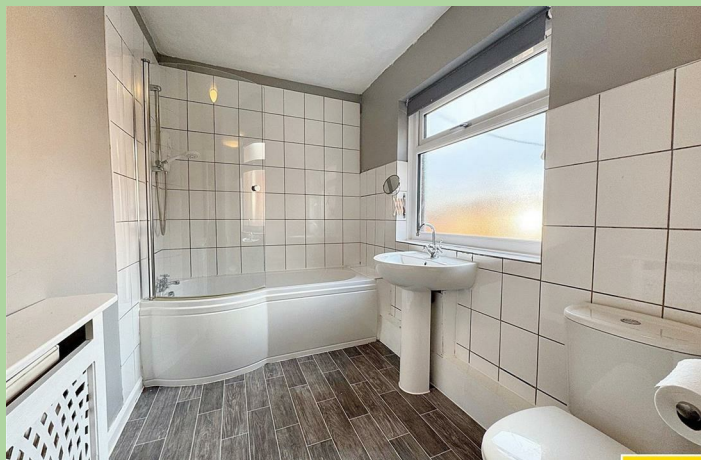
Leek - 01538 383344



leek@buryandhilton.co.uk







## General Information

### Living Room

Radiator.

### Lounge

Radiator. Stairs off. Understairs storage.

### Kitchen

Wall and base units. Sink unit with drainer and mixer tap. Gas hob, electric oven and extractor unit above. Side door. Double doors to rear. Radiator.

### First Floor

#### Landing Area

Stairs off.

#### Bedroom

Radiator.

#### Bedroom

Radiator.

#### Bathroom

Bath with shower over. W.c. Wash basin. Radiator.

### Second Floor

#### Landing Area

Access to:

#### Bedroom

Radiator.

#### Bedroom

Radiator.

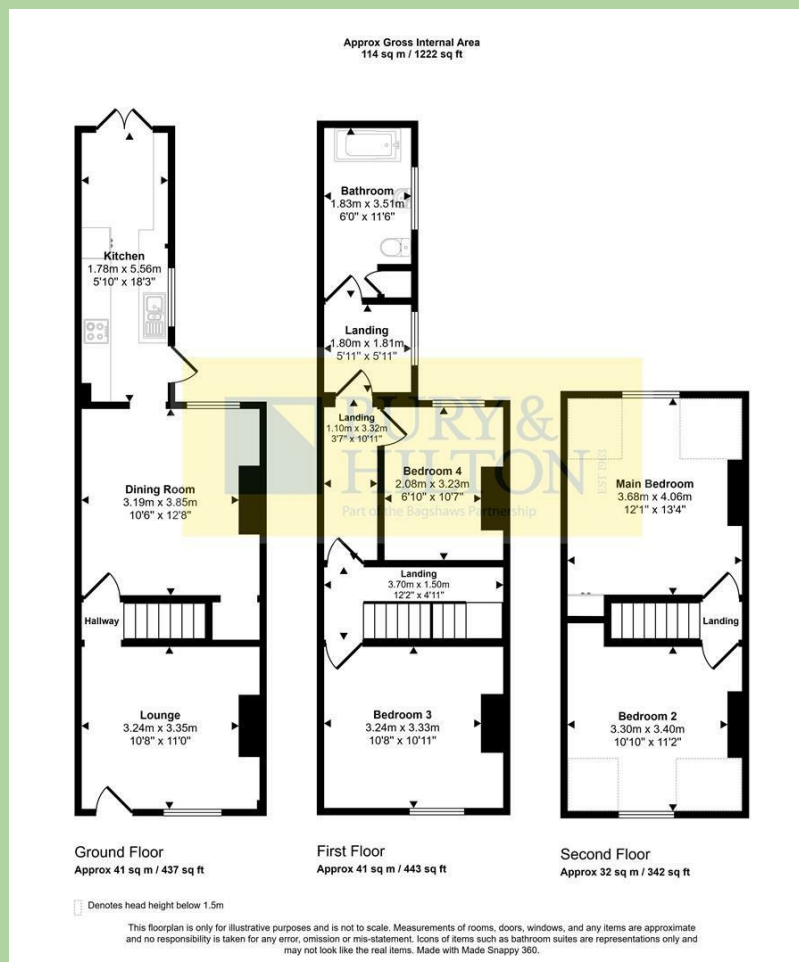
#### Outside

Paved rear yard area.

#### Broadband Connectivity

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





## 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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EST 1963  
Part of the Bagshaws Partnership

6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: [leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

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