



41 Picton Street
Leek



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

41 Picton Street

Leek
Staffordshire
ST13 8AU

- * An immaculate and spacious two bedroom mid-terrace property located on a popular street in the west-end of town.
- * Offering easy access to the shops, schools and walking into the town centre.
- * The property has been well maintained and looked after by the current vendor and is considered an ideal purchase for first time buyers.
- * Benefiting from Upvc double glazing and gas fired central heating.
- * Accommodation briefly comprises: Living Room, Lounge, Kitchen and Bathroom to the ground floor. Two Bedrooms to the first floor.
- * To the rear of the property is a yard area with an additional garden area laid mainly to lawn.
- * Viewing strongly recommended.

Offers In The Region Of £155,000



2



1



2



D



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Living Room

Radiator. Electric fire. Coving. Meter cupboard. Laminate flooring. Shelving.

Sitting Room

Radiator. Understairs storage. Stairs off. Coving.

Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Gas hob, electric oven and extractor unit above. Rear door.

Bathroom

Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail. Cupboard housing central heating boiler.

First Floor

Landing Area

Access to:

Bedroom

Radiator. Coving.

Bedroom

Radiator. Coving.

Outside

To the rear of the property is a yard area with an additional garden area laid mainly to lawn.

Broadband Connectivity

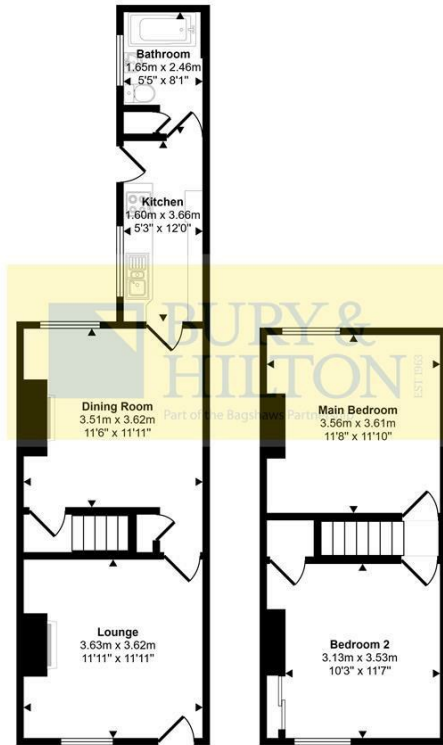
We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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.



Approx Gross Internal Area
69 sq m / 747 sq ft



Ground Floor
Approx 41 sq m / 437 sq ft

First Floor
Approx 29 sq m / 310 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811