



47. Picton Street  
Leek



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

## 47. Picton Street

Leek  
Staffordshire  
ST13 8AU

- \* A spacious two bedroom mid-terrace property located on a popular street in the west-end of town.
- \* The property benefits from Upvc double glazing and gas fired central heating and is considered an ideal purchase for first time buyers.
- \* Accommodation briefly comprises: Lounge, Living Room, Kitchen and Bathroom to the ground floor. Two Bedrooms to the first floor.
- \* To the rear of the property is an enclosed yard area and an additional garden area.
- \* The property is offered For Sale with No Upward Chain involved.



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£125,000



Leek - 01538 383344



leek@buryandhilton.co.uk





# General Information

## Living Room

Radiator. Fire place.

## Lounge

Radiator. Understairs storage. Stairs off. Fire place.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer. Cooker point. Tiled floor. Rear door.

## Bathroom

Bath. W.c. Wash basin. Radiator.

## Bedroom

Radiator.

## Bedroom

Radiator.

## Outside

To the rear of the property is an enclosed yard area and an additional garden 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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