



118 Amison Street
Stoke-On-Trent



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

118 Amison Street

Stoke-On-Trent
Staffordshire
ST3 1LD

- * A spacious two bedroom first floor flat with ample off street parking and garden to the rear.
- * Located in a sought after area and situated a stone throw away from local amenities.
- * Consisting of: Hallway, Living Room, Kitchen / Diner, Bathroom and Two Bedroom.
- * This property is sure to draw plenty of attention!
- * Benefiting from gas fired central heating and double glazing.
- * Offered For Sale with No Upward Chain involved.
- * Perfect for first time buyers or investors, call to book a viewing before you're too late!!!



Offers In The Region Of £89,950



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Hallway

Radiator.

Living Room 11'5 x 11'5 (3.48m x 3.48m)

Radiator.

Kitchen / Diner 16'11 x 8'6 (5.16m x 2.59m)

Base storage units. Stainless steel sink unit with drainer. Radiator. Cooker point. Plumbing point.

Bedroom 11'5 x 8'5 (3.48m x 2.57m)

Radiator.

Bedroom 11'4 x 6'2 (3.45m x 1.88m)

Radiator.

Bathroom 7'1 x 8'3 (2.16m x 2.51m)

Bath. W.c. Wash basin. Radiator. Cupboard housing central heating boiler.

Outside

Ample off street parking and garden to the rear.

Broadband Connectivity

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

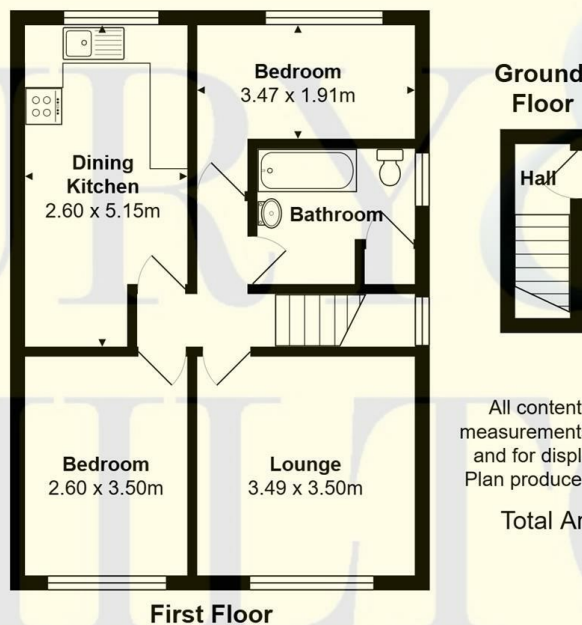
Fixtures and Fittings

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.

Method of Sale

The property is offered for sale by private treaty.





All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Total Area: 57.5 m²

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 leasehold 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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