



32 Prospect Road
Leek



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

32 Prospect Road

Leek
ST13 5BX

- * This end of terrace property is located in a well established residential area on the outskirts of the town.
- * Located at the end of a cul-de-sac road.
- * The property benefits from gas fired central heating and Upvc double glazing.
- * Accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room and Kitchen / Diner to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
- * Front and rear garden areas with display borders, lawned area to rear and a useful brick built storage shed.
- * We consider the property to be of interest to first time buyers.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £165,000



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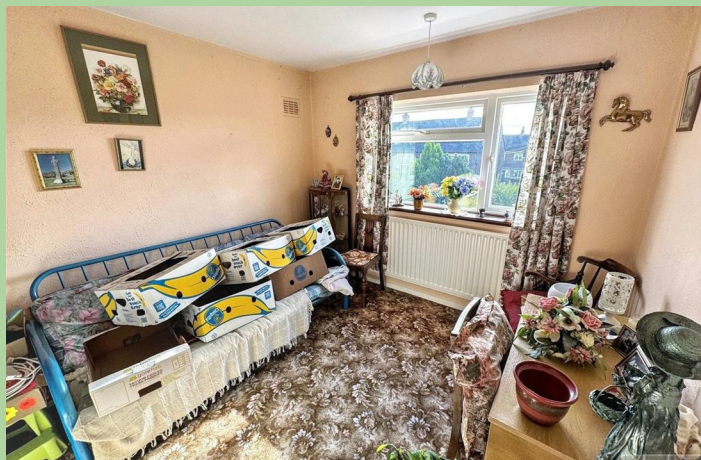


Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Porch

Tiled floor. Access to:

Entrance Hall

Stairs off.

Living Room

Bay window. Radiator. Gas fire. Understairs storage.

Kitchen / Diner

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Plumbing point. Radiator. Cooker point. Pantry off.

Rear Hall

Tiled floor. Rear door.

First Floor

Landing Area

Loft access. Radiator. Cupboard housing central heating boiler.

Bedroom

Radiator x 2. Storage cupboard.

Bedroom

Radiator. Storage cupboard.

Bathroom

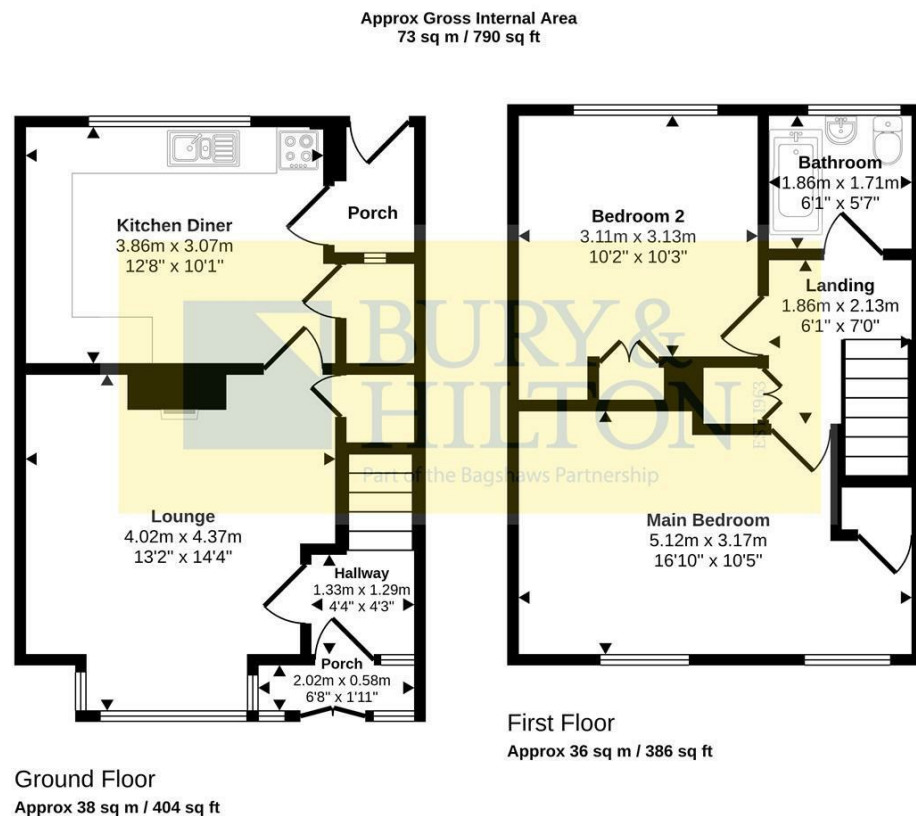
Bath. W.c. Wash basin. Radiator.

Outside

Front and rear garden areas with display borders, lawned area to rear and a useful brick built storage shed.

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.



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.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

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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