



16 Grosvenor Street
Leek



**BURY &
HILTON**
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Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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16 Grosvenor Street

Leek
ST13 5NA

- * This two bedroom mid-terrace property is situated on a popular residential street and in a highly convenient location for the town centre and amenities.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * Accommodation briefly comprises: Lounge, Living Room, Kitchen and Bathroom to the ground floor. Landing Area and Two Bedrooms to the first floor.
- * Rear yard area leading to a elevated garden laid mainly to lawn.
- * The property may be of interest to landlords or first time buyers.
- * Offered For Sale with No Upward Chain involved.



Offers In The Region Of £135,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Living Room

Radiator. Laminate flooring.

Dining Room

Radiator. Laminate flooring. Double doors to rear. Stairs off.

Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Gas hob, electric oven and extractor unit above. Tiled floor. Plumbing point. Wall mounted central heating boiler.

Bathroom

Bath with feeder shower. W.c. Wash basin. Tiled floor. Radiator.

First Floor

Bedroom

Radiator. Storage cupboard.

Bedroom

Radiator.

Outside

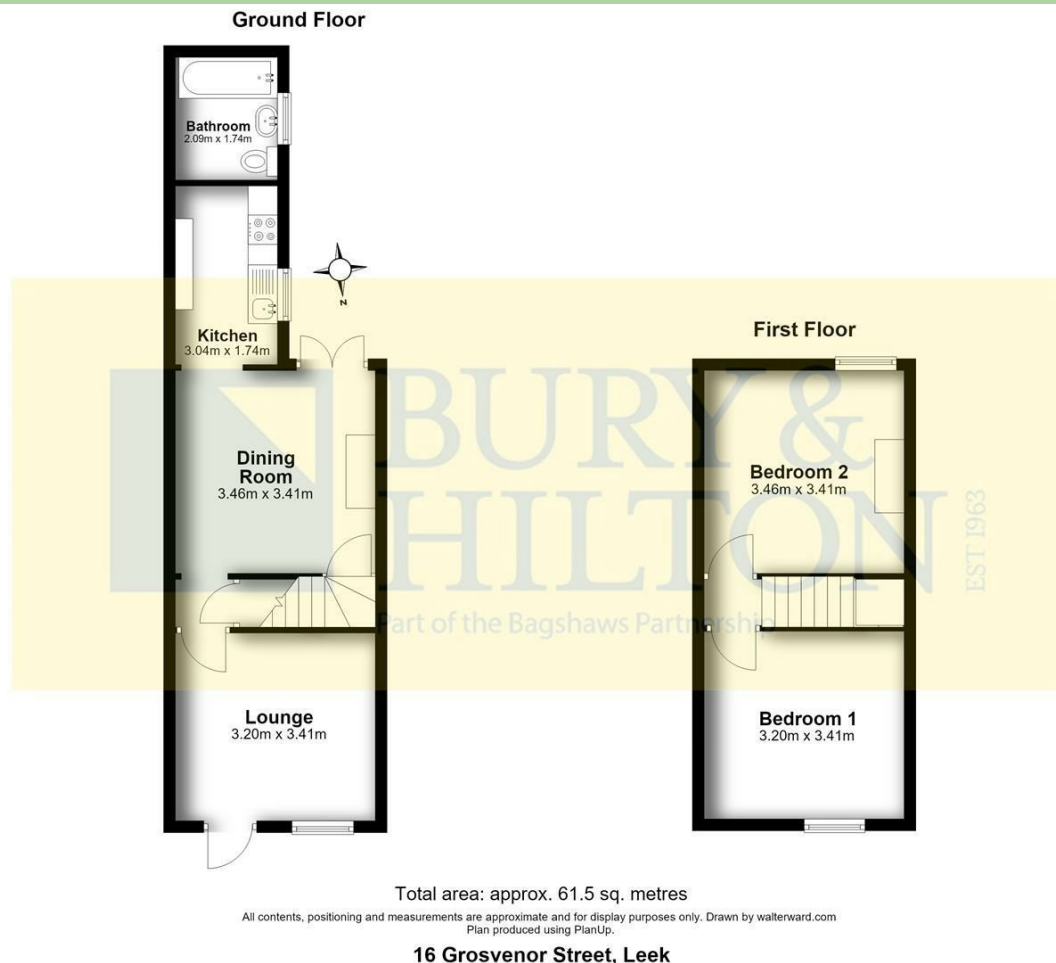
Rear yard area leading to a elevated garden laid mainly to lawn.

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.



16 Grosvenor Street, Leek

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : leek@buryandhilton.co.uk

www.buryandhilton.co.uk

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Offices in:

Ashbourne	01335 342201
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