

16 North Avenue

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

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

16 North Avenue

Leek
ST13 8DP

* A two bedroomed mid-terrace located on a popular and well established residential street in the West-End of town.
* Ideally located for the schools in the Westwood area and convenient for walking into the town centre.
* The property requires some general updating and improvements but offers a great chance for the purchaser to go in and put their own stamp on the property.
* The accommodation briefly comprises: Entrance Porch, Living Room, Kitchen and Bathroom to the ground floor. Landing Area and Two Bedrooms to the first floor.
* Forecourted and rear garden area.
* The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £120,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

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General Information

Entrance Porch
Access to:

Living Room

Kitchen
Wall and base units. Stainless steel sink unit with drainer. Cooker point. Extractor unit. Tiled floor. Plumbing point.

Rear Hall
Stairs off. Rear door.

Bathroom
Bath with shower over. W.c. Wash basin. Radiator. Tiled walls.

First Floor

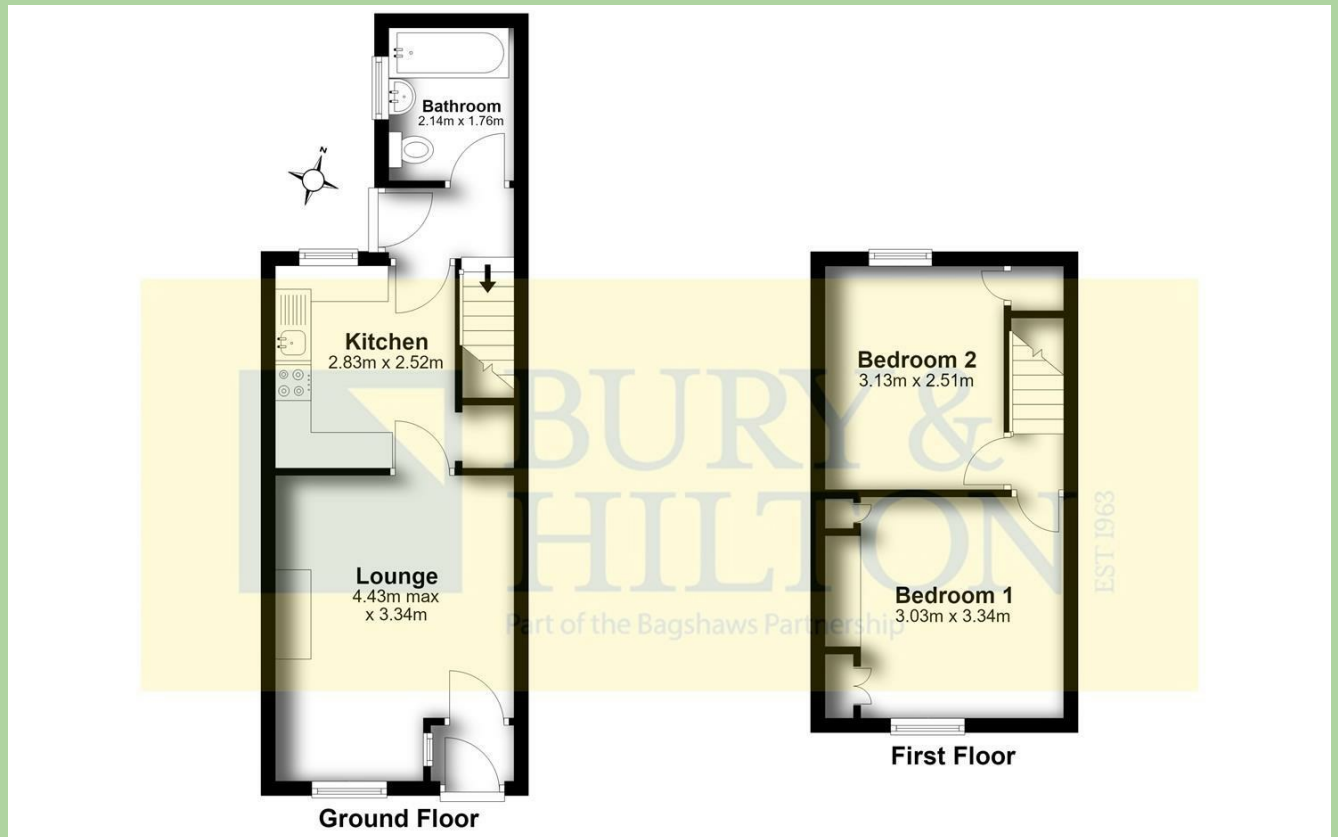
Bedroom
Radiator.

Bedroom
Radiator.

Outside
Forecourted and rear garden 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.



Total area: approx. 51.3 sq. metres

All contents, positioning and measurements are approximate and for display purposes only. Drawn by walterward.com
Plan produced using PlanUp.

16 North Avenue, 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.

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