



6 Union Street
Leek



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

6 Union Street

Leek
Staffordshire
ST13 6DY

- * This three bedroom mid-terrace property offers spacious accommodation over three floors and is conveniently located for the town centre and its amenities.
- * Benefiting from double glazing and gas fired central heating.
- * The well presented accommodation briefly comprises: Living Room and Kitchen to the ground floor. Landing Area, Bathroom and Bedroom to the first floor. Landing Area and Two Bedrooms to the second floor.
- * To the rear of the property is a picturesque court yard area which has been maintained to an excellent standard.
- * Viewing strongly advised.



Offers In The Region Of £150,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Living Room

Radiator. Laminate flooring. Feature fire.

Kitchen / Diner

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Cooker point. Tiled floor. Rear door. Radiator. Plumbing point. Understairs storage area.

First Floor

Landing Area

Stairs off. Access to:

Bedroom

Radiator. Laminate flooring. Storage cupboard. Cupboard housing central heating boiler.

Bathroom

Corner bath with feeder shower. W.c. Wash basin. Radiator.

Second Floor

Landing Area

Access to:

Bedroom

Radiator. Laminate flooring.

Bedroom

Radiator. Loft access.

Outside

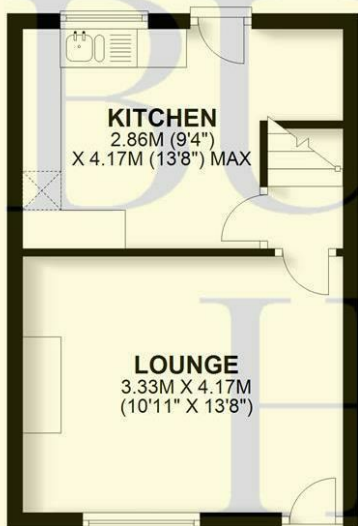
To the rear of the property is a picturesque courtyard area which has been maintained to an excellent standard. Storage shed.

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.

GROUND FLOOR

APPROX. 26.2 SQ. METRES (282.4 SQ. FEET)



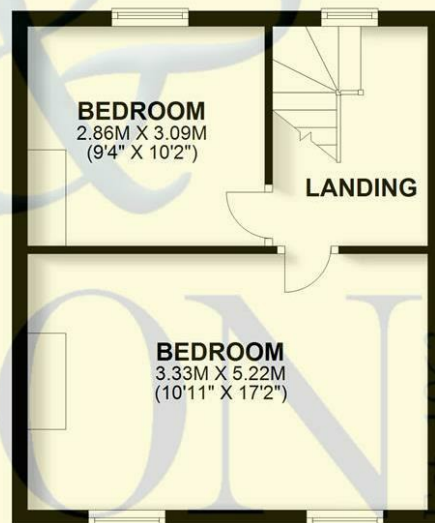
FIRST FLOOR

APPROX. 32.8 SQ. METRES (352.7 SQ. FEET)



SECOND FLOOR

APPROX. 32.8 SQ. METRES (352.7 SQ. FEET)



TOTAL AREA: APPROX. 91.8 SQ. METRES (987.8 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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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