



65 Novi Lane
Leek



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

65 Novi Lane

Leek
ST13 6NY

- * This immaculate two bedroom mid terrace has been maintained to an excellent standard by the current vendor as is considered an excellent purchase for first time buyers.
- * The property is located in a highly convenient position for shops, schools and amenities and also benefits from Upvc double glazing.
- * The accommodation briefly comprises: Living Room, Kitchen / Diner with integrated appliances and feature log burner, Rear Hall, Bathroom and Sun Room to the ground floor. Landing Area and Two double Bedrooms to the first - both with fitted wardrobes.
- * To the rear of the property is a low maintenance paved garden area and a useful garden shed.
- * An internal inspection of the property comes strongly recommended.



Offers In The Region Of £139,950



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Living Room

Gas fire.

Kitchen / Diner

Wall and base units. Sink unit with drainer and mixer tap. Integrated fridge and freezer. Gas hob and oven with extractor unit above. Stairs off. Feature log burner. Plumbing point.

Rear Hall

Access to:

Sun Room

Rear door. Plumbing point.

Bathroom

Bath with feeder shower. W.c. Wash basin. Water heater.

First Floor

Landing Area

Access to:

Bedroom

Fitted wardrobes.

Bedroom

Fitted wardrobes and storage cupboard.

Outside

To the rear of the property is a low maintenance paved garden area and a useful garden 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.



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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