37 Southbank Street

Leek

BURY & HILTON
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EST 1963

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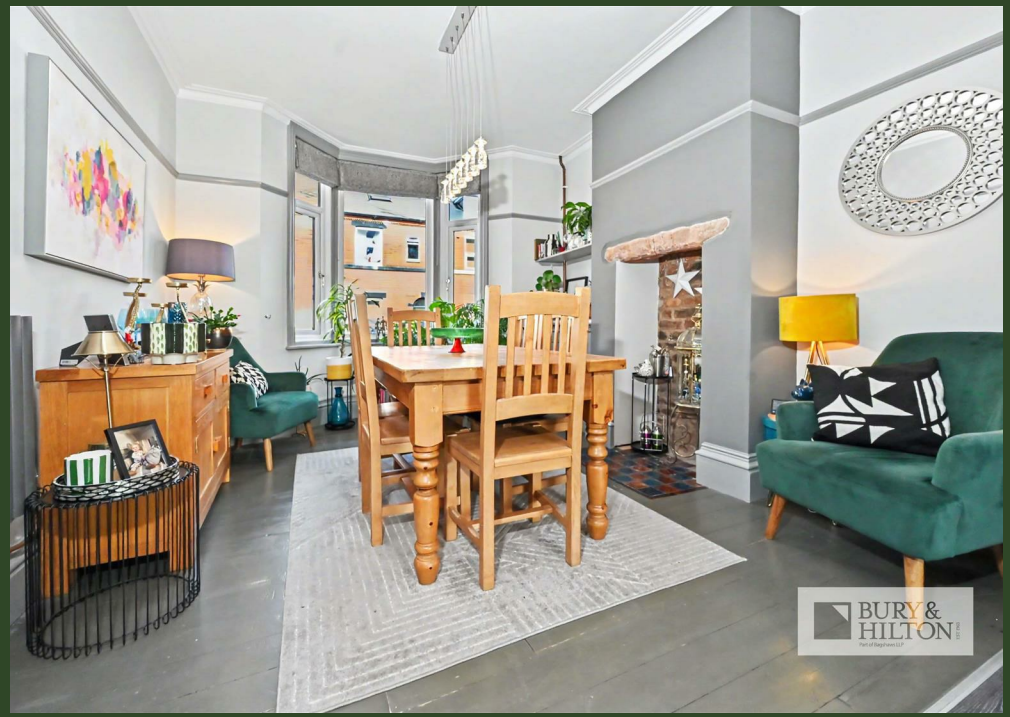
37 Southbank Street

Leek
ST13 5LS

* This outstanding town-house has been upgraded and improved over recent years to an immaculate standard throughout, now offering excellent sized family accommodation close to the town centre.
* The property provides comfortable and spacious living areas arranged over three floors and also benefits from double glazing and gas fired central heating.
* Accommodation briefly comprises: Entrance Hall with feature tiled floor, Through Living Room / Dining Room with log burner, fully fitted Kitchen with a range of integrated appliances, Rear Porch and W.c / Cloakroom to the ground floor. Landing Area, Two Bedrooms, Utility Room and luxury Bathroom to the first floor. The Master Bedrooms is located on the top floor with Velux windows.
* Forecourted and well stocked rear garden / yard with useful outside store.
* An internal inspection of this beautiful family home comes strongly recommended.



Offers In The Region Of £250,000

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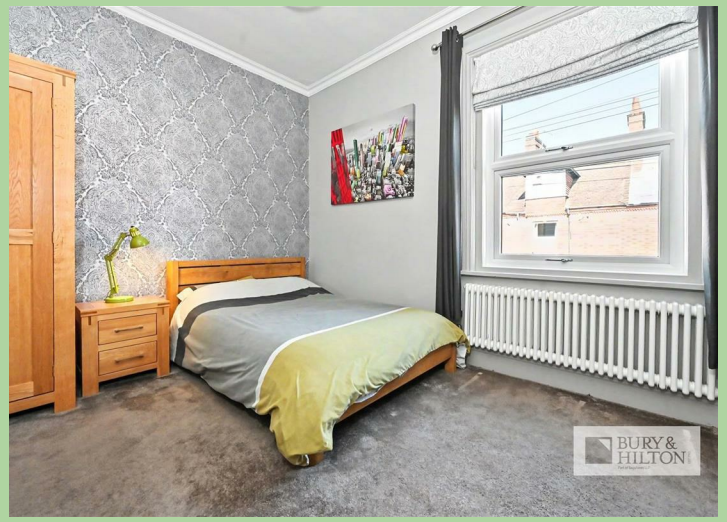
Leek - 01538 383344

leek@buryandhilton.co.uk

BURY & HILTON



General Information

Entrance Hall
Stairs off. Feature tiled floor. Radiator. Coving.

Dining Area 10'9 x 13'6 max (3.28m x 4.11m max)
Wood flooring. Bay window, Coving. Radiator.

Living Room 11'9 x 17'9 max (3.58m x 5.41m max)
Laminate flooring. Feature log burner. Double doors to rear. Understairs storage. Access to:

Kitchen 7'11 x 13'11 (2.41m x 4.24m)
Extensive range of fitted wall and base units. Sink unit with drainer and mixer tap. Integrated fridge, freezer, dishwasher and microwave. Gas hob with extractor above. Double electric oven. Tiled floor. Spotlights. Radiator.

Rear Porch
Rear door. Tiled floor.

W.c
W.c. Wash basin with storage unit below. Heated towel rail. Feature mirror. Spotlights.

First Floor

Landing Area
Stairs off. Radiator.

Bedroom 14'5 x 11'2 (4.39m x 3.40m)
Radiator. Coving. Feature fire place.

Bedroom 15'2 x 8'6 (4.62m x 2.59m)
Radiator. Coving. Feature fire place.

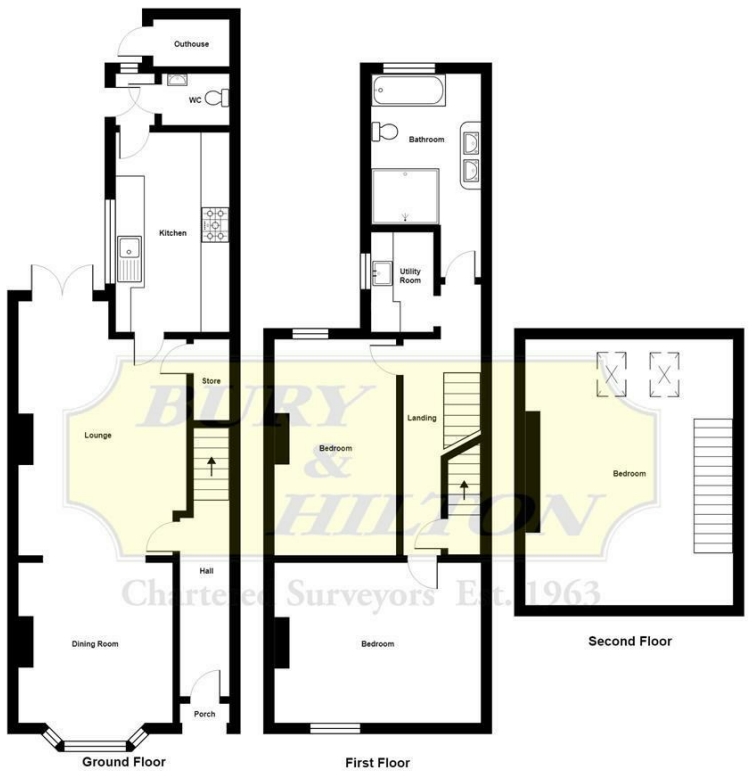
Bathroom 15' x 7'11 (4.57m x 2.41m)
Feature large shower cubicle. Bath. W.c. His & Hers sink units. Wall mounted vanity mirror with LED lighting. Spotlights. Radiator. Tiled floor. Feature rear window.

Utility Room 4'4 x 7'7 (1.32m x 2.31m)
Storage cupboards. Plumbing point. Sink unit with mixer tap. Wall mounted central heating boiler. Heated towel rail. Tiled floor. Spotlights.

Second Floor

Bedroom / Attic Room
Radiator. Velux window x 2. Storage to eaves. Exposed beams and brick work.

Outside
Forecourted and well stocked rear garden / yard with useful outside store.



All measurements are approximate and for display purposes only

Broadband Connectivity satisfactory
It is understood that the property benefits from a satisfactory broadband service; however, we recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the 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 Good
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.

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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