



11 Alsop Street  
Leek



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

## 11 Alsop Street

Leek  
Staffordshire  
ST13 5NZ

- \* A two bedroom mid-terraced house situated in a convenient location moments from Leek town centre.
- \* The property benefits from Upvc double glazing and gas fired central heating.
- \* The accommodation briefly comprises: Excellent sized Lounge / Dining Room, Kitchen and Bathroom to the ground floor. Landing Area and Two Bedrooms to the first floor.
- \* Rear yard and enclosed garden areas.
- \* An ideal purchase for first time buyer or landlords.
- \* The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £112,500



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Leek - 01538 383344



leek@buryandhilton.co.uk





## General Information

### Living Room / Dining Room 9'8" x 21'2" (2.95 x 6.45)

Tiled flooring. Two radiators. Stairs off.

### Kitchen 11'6" x 5'10" (3.51 x 1.78)

Wall and base units. Gas hob/electric oven. Tiled flooring. Radiator. Sitting area with breakfast bar. Plumbing point. Stainless steel sink unit with drainer and mixer tap.

### Bathroom

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

### Frist Floor

### Landing Area

Access to:

### Bedroom 9'8" x 9'3" (2.95 x 2.82)

Radiator. Storage cupboard. Loft access.

### Bedroom 9'12" x 7' (3.05 x 0.18)

Radiator. Storage cupboard housing boiler

### Outside

Rear yard area and enclosed garden

### Services

#### SERVICES:

All main services.  
Gas central heating.  
Double glazing.

### Viewing

By prior appointment through the Agents Bury and Hilton (01538) 383344, or email us at [info@buryandhilton.co.uk](mailto:info@buryandhilton.co.uk).

### Broadband Connectivity

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

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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