



27 Cruso Street
Leek

 **BURY &
HILTON**
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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27 Cruso Street

Leek
Staffordshire
ST13 8BJ

- * This very well presented mid-terrace property is ideally situated within close proximity to Leek town centre and within the catchment area for popular Westwood schools.
- * The property has been maintained and improved to an excellent standard by the current vendor and is considered an ideal purchase for first time buyers.
- * Offering a Living Room with bay window and log burner, Dining Room with access to the rear outdoor space and a superb cottage style Kitchen having a Belfast sink, solid oak worktops and a range of integrated appliances, Utility Area and W.c to the ground floor. Landing Area, Two double Bedrooms, and a superb Bathroom to the first floor. A useful Attic Room is located on the top floor with radiator and sky light window.
- * The property benefits from double glazing and gas fired central heating.
- * Externally, the property offers a courtyard style enclosed rear yard area and forecourt.
- * A viewing is recommend to appreciate the size, location and character of the property.
- * The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £165,000



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Leek - 01538 383344



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General Information

Entrance Hall

Radiator. Coving. Tiled flooring. Understairs storage.

Living Room

Log burner. Bay window. Laminate flooring. Coving. Radiator.

Dining Room

Radiator. Laminate flooring. Double doors to rear. Stairs off.

Kitchen

Range of base units. Belfast sink unit with drainer and mixer tap. Cooker point. Laminate flooring. Integrated fridge, freezer and dishwasher. Radiator.

Utility Area

Plumbing point. Tiled floor. Central heating boiler. Spotlights.

W.c

W.c. Wash basin. Radiator. Tiled floor.

First Floor

Landing Area

Spotlights. Access to:

Bedroom

Radiator.

Bedroom

Radiator. Stairs off to attic room.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator. Spotlights. Heated towel rail.

Second Floor

Attic Space

Radiator. Sky light window.

Outside

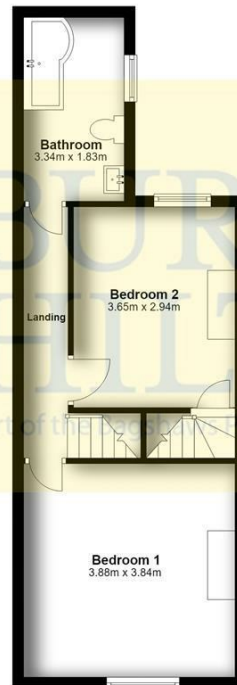
Forecourted and enclosed yard area to the rear aspect with outside store.



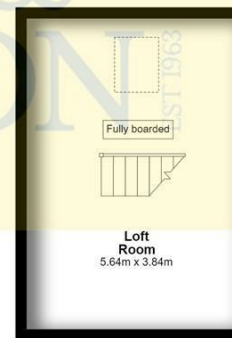
Ground Floor



First Floor



Room in Roof



Total area: approx. 104.9 sq. metres

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

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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