



84 Grove Street
Leek



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

84 Grove Street

Leek
ST13 8DU

- * A spacious three bedroom forecourted mid-terrace property situated on a popular residential street in the west end of town.
- * The property requires some updating and improvement but does benefit from double glazing and gas fired central heating.
- * The main internal accommodation briefly comprises: Entrance Porch, Lounge, Living Room, Kitchen, Utility Room and W.c to the ground floor. Landing Area, Master Bedroom with En-Suite, Two further Bedrooms and Bathroom to the first floor.
- * Yard and garden area to the rear aspect with useful outside store.
- * The property is offered For Sale with No Upward Chain involved.



£140,000



3



2



2



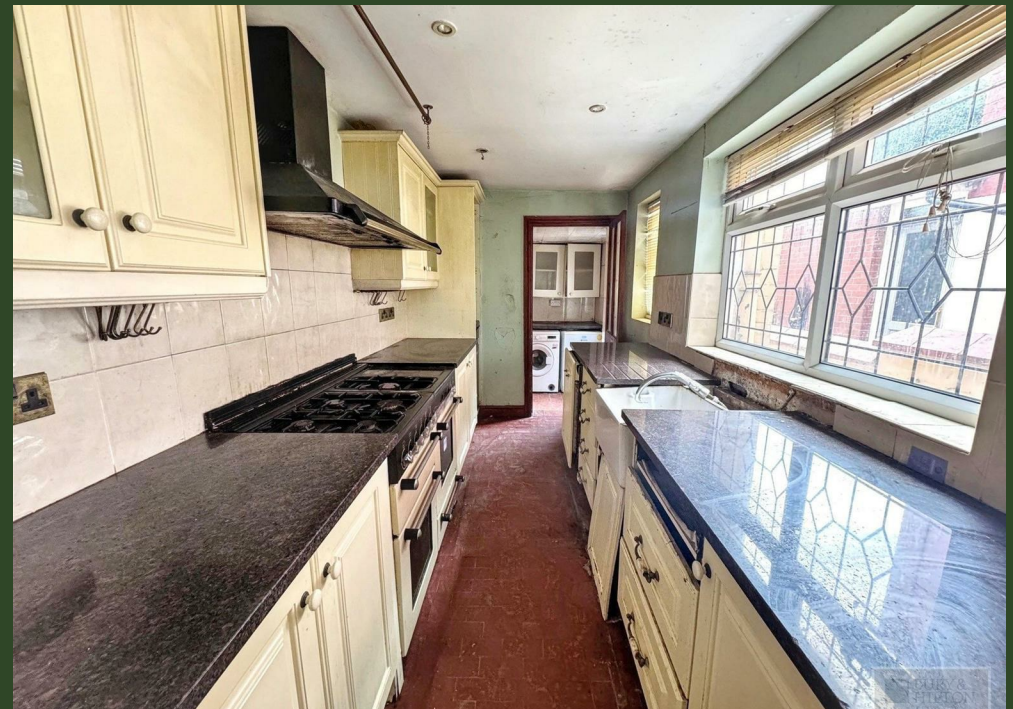
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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Porch

Access to:

Living Room

Radiator. Fire place.

Lounge

Radiator. Stairs off. Fire place. Doors to rear.

Kitchen

Wall and base units. Belfast sink unit. Cooker point. Spotlights. Extractor unit. Tiled floor.

Utility Area

Plumbing point. Storage cupboard. Tiled floor. Side door.

W.c

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

First Floor

Landing Area

Access to:

Bedroom

Radiator.

En-Suite

Bath. W.c. Wash basin. Tiled floor. Tiled walls.

Bedroom

Radiator.

Bedroom

Radiator.

Bathroom

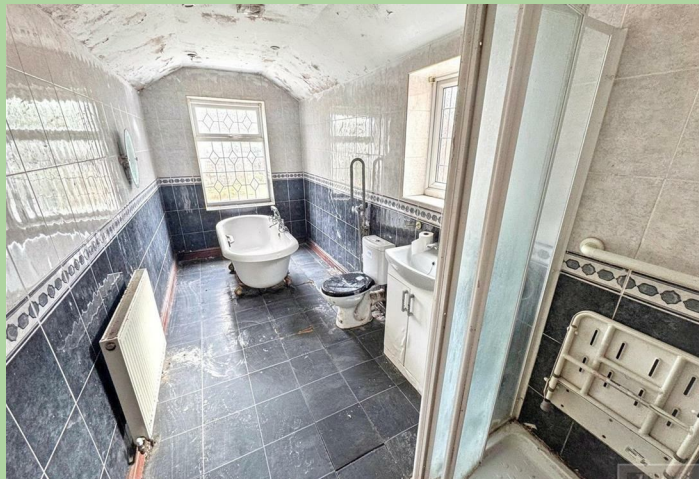
Bath. Shower cubicle. W.c. Wash basin. Radiator. Tiled walls.

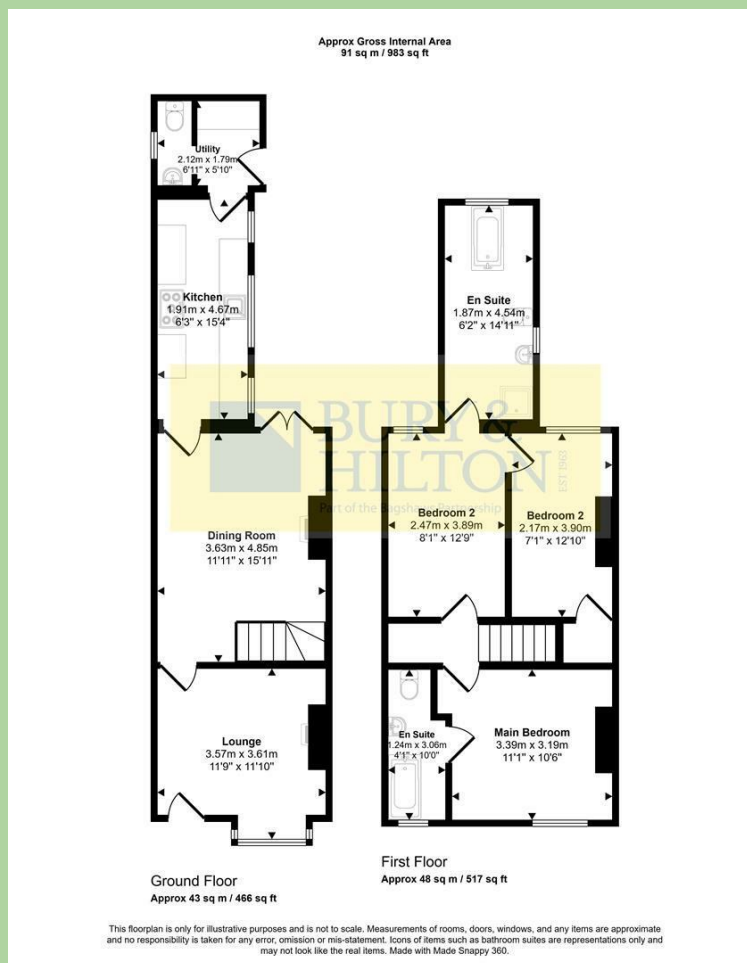
Outside

Forecourted. Yard and garden area to the rear aspect with useful outside store.

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.





Method of Sale

The property is offered for sale by private treaty.

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.

PLEASE NOTE

'All services/appliances have not and will not be tested'

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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