25 Moorhouse Street

Leek

BURY & HILTON
EST 1963
Part of the Bagshaws Partnership

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

25 Moorhouse Street

Leek
ST13 5LT

A most conveniently situated traditional terraced property being located within easy walking distance of all town centre amenities and local schools.

This property is somewhat deceptive in size from its external appearance, providing spacious three bedroomed accommodation together with first floor bathroom.

The property, although in need of some cosmetic improvement, enjoys the benefit of gas central heating and is upvc double glazed throughout.

Externally to the rear is a reasonable sized enclosed garden area.

Offers In The Region Of £129,950

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Leek - 01538 383344

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BURY & HILTON

General Information

Entrance Hall
Radiator. Attractive Minton tiled flooring.

Lounge 11'10 x 11'5 (3.61m x 3.48m)
Radiator. Upvc double glazed window.

Living Room 13'8 x 11'11 (4.17m x 3.63m)
With Dimplex fire in brick surround which has been extended to form TV/display shelving. Fitted cupboards, partly glazed. Radiator. Upvc double glazed window.

Kitchen 13' x 7'7 (3.96m x 2.31m)
Fitted with a range of units consisting of sink unit, base units, working surfaces and wall cupboards. Plumbing for automatic washing machine. Radiator. Gas central heating boiler. Upvc double glazed window. CELLAR OFF providing useful storage facilities.

Stairs to Landing
Radiator. Upvc double glazed window.

Bedroom 11'11 x 11'7 (3.63m x 3.53m)
Radiator. Upvc double glazed window.

Bedroom 12' x 10'4 (3.66m x 3.15m)
Radiator. Upvc double glazed window.

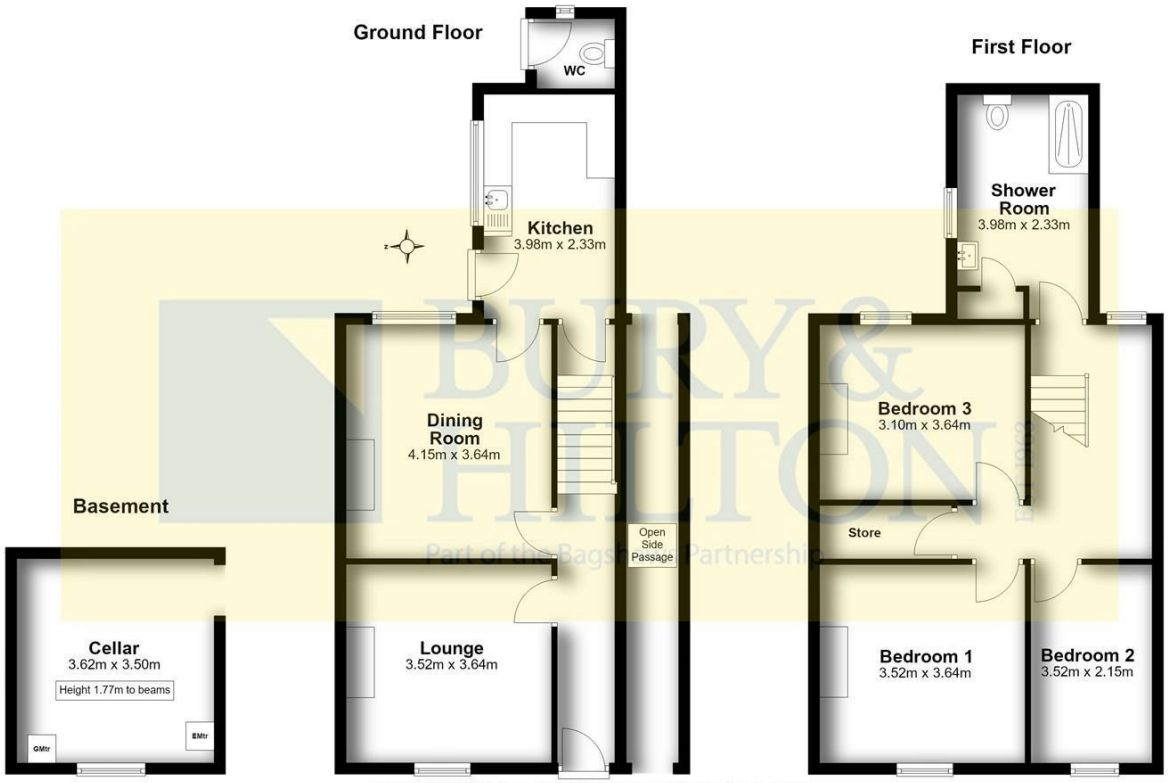
Bedroom 11'6 x 7'3 (3.51m x 2.21m)
Radiator. Upvc double glazed window.

Walk-in Box Room
With fitted cupboards.

Bathroom 13'6 x 7'3 (4.11m x 2.21m)
With shower cubicle, wash basin, WC and linen cupboard. Radiator. Upvc double glazed window.

Outside
Rear yard with BRICK WC and reasonable sized rear garden. Greenhouse.

Services
All mains services.
Gas central heating.
Upvc double glazing.



Main area: Approx. 101.8 sq. metres (1095.8 sq. feet)
Plus cellar, approx. 12.7 sq. metres (136.4 sq. feet)
Plus external wc, approx. 1.7 sq. metres (18.5 sq. feet)

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

25 Moorhouse Street, (Marketing Plan), Leek

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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