



18 Grove Street
Leek



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

18 Grove Street

Leek
ST13 8DU

- * Are you looking for your first home to get you onto the property ladder or maybe as a buy to let investment? Then look no further than this fantastic mid-terrace on Grove Street.
- * The property requires updating and improvement but offers lots of potential and a blank canvas to go in and put your own mark on the property.
- * The property is ideally situated in the west end of the town for shops, schools and other amenities.
- * The property benefits from gas fired central heating and double glazing and briefly comprises: Living Room, Kitchen, Rear Hall and Shower Room to the ground floor. Landing Area and Two Bedrooms to the first floor.
- * To the rear of the property is an enclosed yard and a small garden area.
- * Offered to the market with No Upward Chain involved.



Offers In The Region Of £110,000



2



1



1



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Living Room

Fire place. Laminate flooring.

Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob with extractor above. Electric oven. Wall mounted boiler. Plumbing point.

Rear Hall

Rear door. Stairs off.

Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail.

First Floor

Landing Area

Access to:

Bedroom

Radiator. Fire place. Built-in storage unit.

Bedroom

Radiator. Laminate flooring.

Outside

To the rear of the property is an enclosed yard and a small garden area.

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.

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811