65 Grosvenor Street

Staffordshire

BURY & HILTON
EST 1963
Part of the Bagshaws Partnership

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

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Staffordshire
ST13 5LY

* A two bedroom mid-terrace property located in a popular and well established residential area just on the outskirts of the town centre.
* The property is situated in a quiet cul-de-sac street and offers easy access to Pickwood recreational park.
* Benefitting from double glazing and gas fired central heating.
* The main internal accommodation is arranged over three floors and briefly comprises: Living Room, Kitchen / Diner and Bathroom to the ground floor. Landing Area and Two Bedrooms to the first floor. Attic Room with Velux window and useful store room are located on the top floor.
* Enclosed rear yard area.
* The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £145,000

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Leek - 01538 383344

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BURY & HILTON

General Information

Living Room 11'9 x 10'3 (3.58m x 3.12m)
Radiator.

Kitchen 13'11 max x 11'11 (4.24m max x 3.63m)
Range of fitted base storage units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Radiator. Tiled floor. Stairs off. Cooker point. Extractor unit. Cupboard housing central heating boiler.

Rear Hall
Tiled floor. Side door.

Bathroom
Bath. W.c. Wash basin. Radiator.

First Floor

Landing Area
Stairs off. Access to:

Bedroom 11'9 x 10'4 (3.58m x 3.15m)
Radiator.

Bedroom 12' x 8'2 (3.66m x 2.49m)
Radiator. Store room.

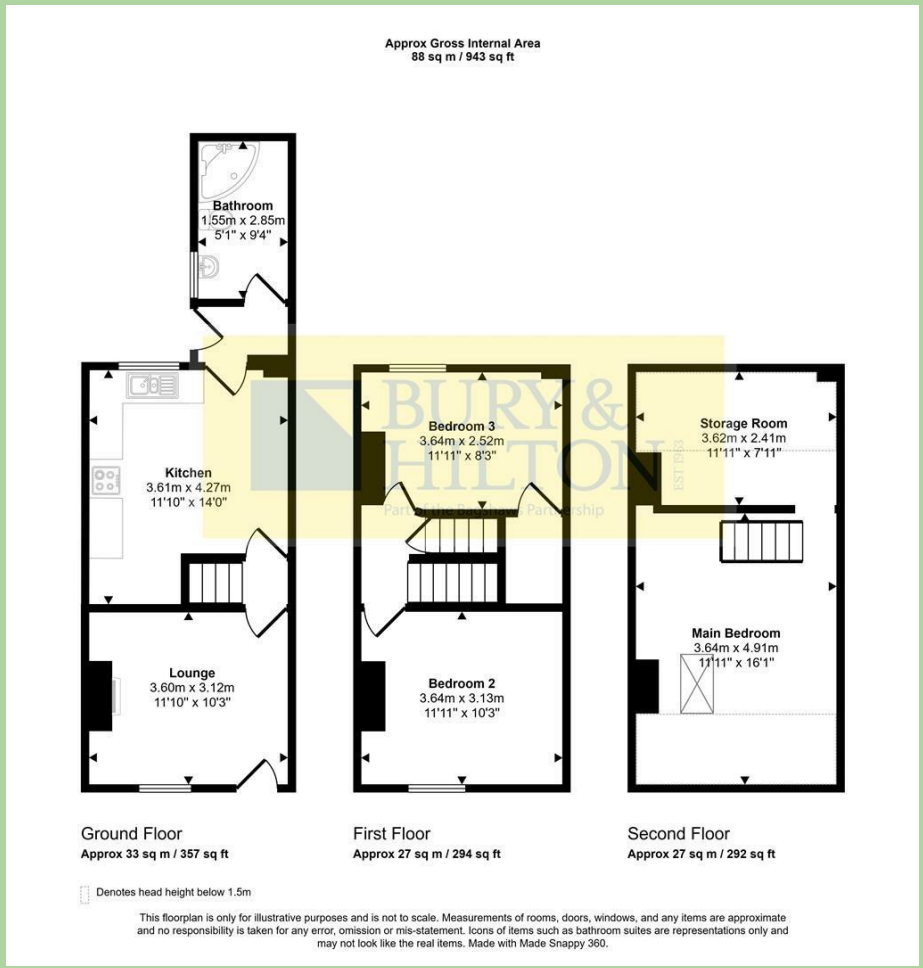
Second Floor

Attic Bedroom 16'11 x 11'9 (5.16m x 3.58m)
Sky light. Radiator.

Storage Area 10'5 x 8'3 (3.18m x 2.51m)

Outside
Rear yard 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.

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