



10. Thomas Street
Leek



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

10. Thomas Street

Leek
ST13 8LE

- * This exceptionally well presented three bedroom mid-terrace is located on a popular and well established residential street on the outskirts of town.
- * The property has been upgraded and improved to an excellent standard by the current vendor and is ready to move into straight away.
- * The quiet cul-de-sac street offers easy access to local shops and amenities and also benefits from Upvc double glazing and gas fired central heating.
- * The accommodation briefly comprises Entrance Hall, Living Room, Dining Room and superb fitted Kitchen with integrated appliances to the ground floor. Landing Area, Three Bedrooms and Bathroom are located on the first floor.
- * Forecourted area and a pleasant sized rear garden that is low maintenance with astro-turf style garden area.
- * The property will appeal to first time buyers or potentially families.
- * An internal inspection of the property comes strongly recommended.



Offers In The Region Of £189,950



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Leek - 01538 383344



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General Information

Entrance Hall

Radiator. Stairs off.

Living Room

Radiator. Bay window. Coving. Wall mounted electric fire. Wall light point x 2.

Dining Room

Radiator. Coving. Wall light point x 2.

Kitchen

Wal and base units. Sink unit with mixer tap. Plumbing point. Tiled floor. Rear door. Understairs storage. Integrated dishwasher. Cupboard housing central heating boiler. Feature radiator.

First Floor

Landing Area

Loft access. Radiator. Spotlights. Storage cupboard.

Bedroom

Radiator.

Bedroom

Radiator. Coving.

Bedroom

Radiator.

Bathroom

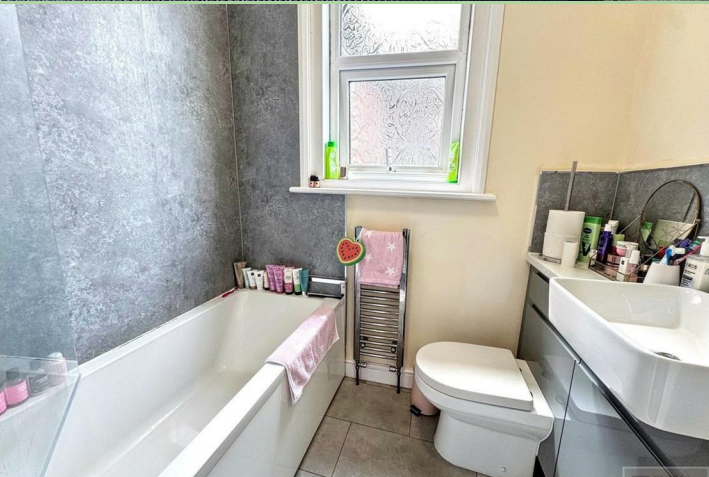
Bath with feeder shower. W.c. Wash basin with storage unit below. Storage unit. Heated towel rail.

Outside

Forecourted area and a pleasant sized rear garden that is low maintenance with astro-turf style garden 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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