



51 Wellington Street
Leek



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

51 Wellington Street

Leek

Staffordshire, ST13 5EH

This very spacious mid-terrace property is situated in a popular residential street in the west-end of town ideally located for shops and amenities and for walking into the town centre.

The property is immaculately presented throughout and offers accommodation arranged over three floors that also benefits from double glazing and gas fired central heating.

The property briefly comprises: Living Room, Kitchen, Rear Hall and Utility Room / W.c to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor. Two further Bedrooms are located on the top floor.

We consider the property an ideal purchaser for a family with the spacious accommodation on offer and being within the catchment area of the popular Westwood schools.

Enclosed yard and useful storage shed to the rear of the property.

Viewing strongly recommended.

Offers in the region of: £199,950



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Leek Office - 01538 383344



info@buryandhilton.co.uk





Accommodation

Living Room

Radiator. Tiled floor area. Meter cupboard.

Kitchen/Diner

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Radiator. Tiled floor. Stairs off. Wall mounted boiler. Gas hob, electric oven and extractor unit above. Integrated dishwasher. Spotlights. Understairs storage.

Rear Hall

Side door. Tiled floor. Storage cupboard.

Utility Room/WC

Plumbing point. Tiled floor. Radiator. W.c. Wash basin.

First Floor Landing Area

Stairs off. Spotlights.

Master Bedroom

Radiator. Feature fire place.

Bedroom

Radiator.

Bathroom

Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail. Spotlights.

Second Floor Landing Area

Loft access - pull down ladders, partly boarded for storage and lighting.

Bedroom

Radiator.





Bedroom

Radiator.

Outside

Enclosed rear yard with water tap and useful outside store with power and lighting.

Council Tax Band & EPC Rating: Band A & D.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : info@buryandhilton.co.uk

www.buryandhilton.co.uk

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Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
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