

4 Picton Street

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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4 Picton Street

Leek
Staffordshire
ST13 8AX

* This beautifully presented two bedroom mid-terrace property is situated on a popular residential street just on the outskirts of town centre, offering easy access to shops & amenities.
* The property has been upgraded and improved to an immaculate standard by the current vendor and also benefits from Upvc double glazing and gas fired central heating throughout.
* The accommodation briefly comprises: Kitchen / Diner with integrated appliances, Living Room, Utility Room and Bathroom to the ground floor. Landing Area and Two double Bedrooms to the first floor.
* Enclosed rear yard area.
* A fabulous purchaser for a first time buyer - an internal inspection is strongly recommended.

Offers In The Region Of £144,950

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Leek - 01538 383344

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General Information

Kitchen / Diner
Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Electric hob and oven with extractor unit above. Spotlights. Radiator. Tiled floor. Integrated fridge / freezer.

Living Room
Radiator. Stairs off. Understairs storage.

Utility Room
Wall storage units. Radiator. Wall mounted boiler. Rear door. Tiled floor. Plumbing point.

Bathroom
Bath with feeder shower. W.c. Wash basin. Radiator. Tiled floor.

First Floor

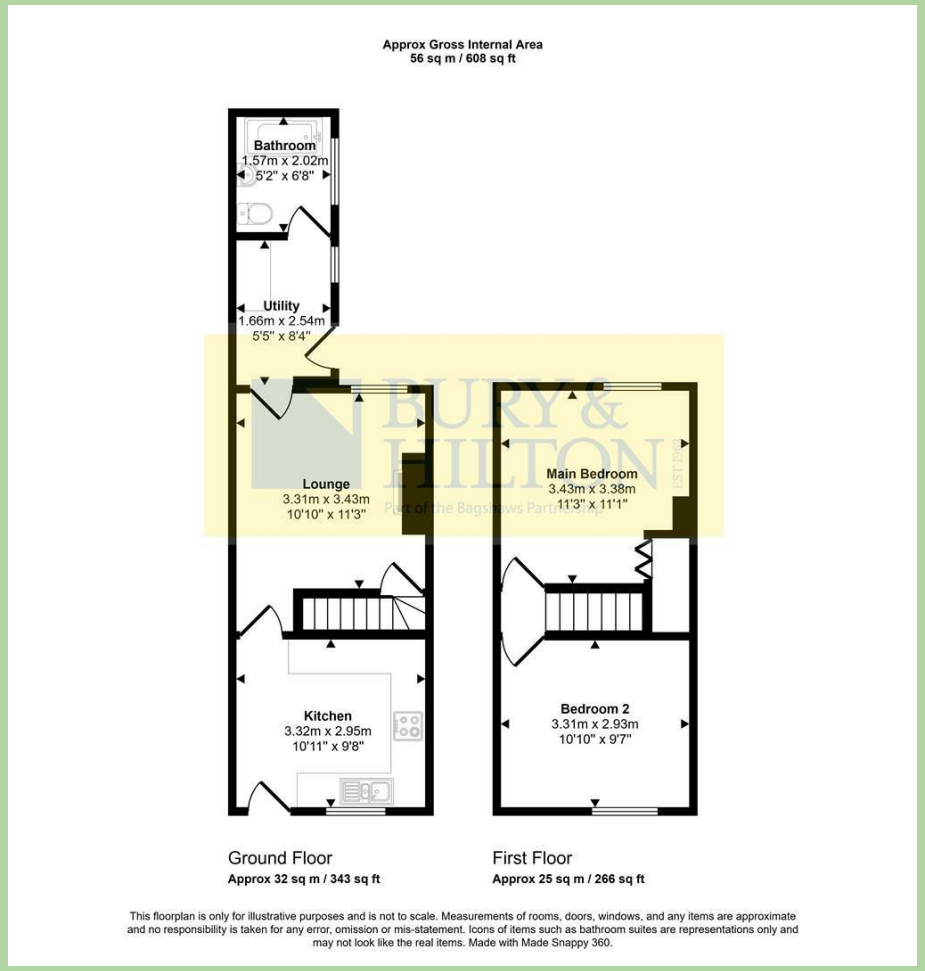
Landing Area
Access to:

Bedroom
Radiator. Coving.

Bedroom
Radiator. Built-in storage.

Outside
Enclosed 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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