

30 Portland Street

Leek

BURY & HILTON EST 1963
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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30 Portland Street

Leek
Staffordshire
ST13 6LA

A pleasanly situated forecourted terraced house in sought after residential location, within walking idstance of the town centre and its associate amenities.

the property itself provides sizeable two bedroomed, two bathroomed accommodation, but is now in need of some cosmetic improvement.

An ideal property for first time buyers.





Offers In The Region Of £119,950

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General Information

Entrance Hall
Upvc door. Fitted carpet.

Lounge 12'5 into bay x 8' (3.78m into bay x 2.44m)
Fitted gas fire with tiled hearth. Part glazed fitted cupboards. Night storage heater.

Living Room 11'1 x 13' (3.38m x 3.96m)
Gas fire with tiled surround and wooden mantel. Fitted carpet. Store under stairs.

Kitchen 10'7 x 6' (3.23m x 1.83m)
A range of fitted units consisting of stainless steel sink unit, base units, working surfaces and wall cupboards. Night storage heater.

Rear Porch
With Upvc door.

Shower Room
Shower cubicle, wash basin and WC.

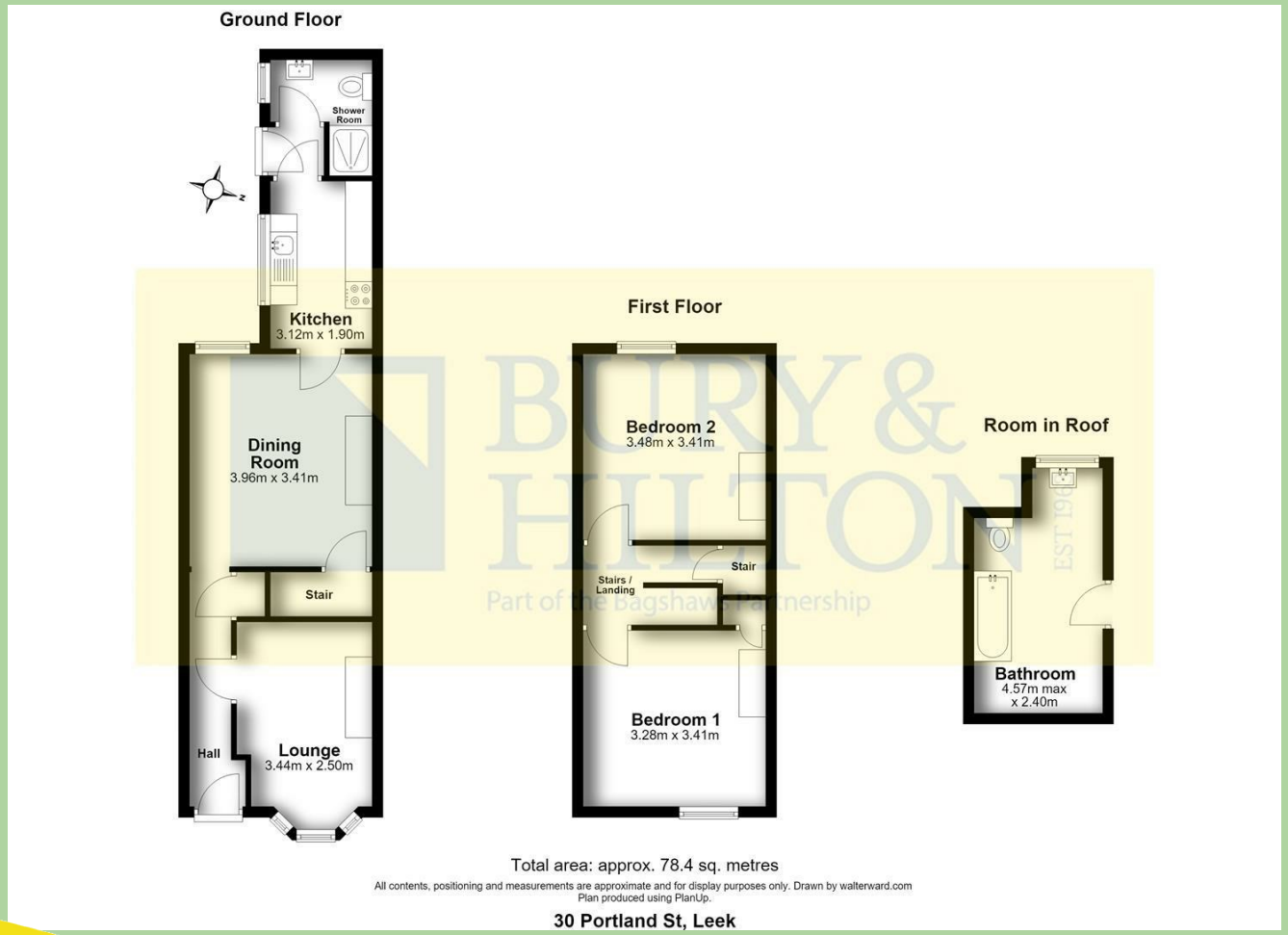
Stairs to Landing
Fitted carpet. Night storage heater.

Bedroom One 11'2 x 11'3 (3.40m x 3.43m)
Upvc double glazed window. Fitted carpet. Built-in store.

Bedroom Two 11'2 x 10'7 (3.40m x 3.23m)
Upvc double glazed window. Feature original fire surround. Two built-in cupboards. Fitted carpet.

Stairs to Bathroom 15' x 8' (4.57m x 2.44m)
With suite comprising bath, wash basin and WC. Airing cupboard off housing hot water cylinder. Upvc double glazed window.

Outside
Small forecourt to the front.
Rear yard and garden area.



Services
We understand all mains services are connected.
Partial upvc double glazing

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes

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