



50 Grove Street
Leek



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

50 Grove Street

Leek
ST13 8DU

- * This immaculate two bedroom mid-terrace is located on a very popular street just on the outskirts of the town centre, offering easy access to shops and the popular schools in the area.
- * The property is considered an ideal first time purchase and is in superb condition to move into right away.
- * Benefiting from Upvc double glazing and gas fired central heating, the property briefly comprises: Living Room, Kitchen / Diner. Rear Hall / Utility Room and Bathroom with separate shower cubicle to the ground floor. Landing Area, and Two double Bedrooms to the first floor.
- * To the rear of the property is a delightfully maintained low maintenance garden area with paved area, artificial grassed area and an elevated paved sitting area.
- * A superbly appointed property of which an internal inspection is essential.



£165,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Living Room

Radiator. Coving. Meter cupboard.

Kitchen / Diner

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven with extractor unit above. Radiator. Stairs off. Understairs storage. Coving.

Rear Hall / Utility Area

Plumbing point. Radiator x 2. Rear door.

Bathroom

Bath. Shower cubicle. W.c. Wash basin. Radiator. Tiled floor.

First Floor

Landing Area

Access to:

Bedroom

Radiator. Fitted wardrobes and storage units. Coving.

Bedroom

Radiator. Coving.

Outside

To the rear of the property is a delightfully maintained low maintenance garden area with paved area, artificial grassed area and an elevated paved sitting 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.

BURY & HILTON
EST 1963
Part of the Bagshaws Partnership

6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : leek@buryandhilton.co.uk

www.buryandhilton.co.uk

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