25 Regent Street

Leek

BURY & HILTON
EST 1963
Part of the Bagshaws Partnership

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

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Leek
ST13 6LU

Internal inspection of this terraced property is most strongly recommended as it is somewhat deceptive in size from its external appearance, having had an extension added to the rear at ground floor level enlarging the living accommodation.

The property has been maintained to an exceptionally good standard by the present owner, enjoying the benefit of gas central heating and upvc double glazing and at the rear has a reasonable sized low maintenance garden area.

This is an ideal property for first time buyers or investors.

Offers In The Region Of £129,950

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Leek - 01538 383344

leek@buryandhilton.co.uk

General Information

Lounge 12'2 x 11'4 (3.71m x 3.45m)
With feature original cooking range. Pine storage cupboards and meter cupboards. Radiator. Fitted carpet.

Kitchen 12'3 x 8'4 (3.73m x 2.54m)
Fully fitted with a comprehensive range of units consisting of stainless steel sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker. Plumbing for automatic washing machine.

Dining Room Extension 10' x 10'8 (3.05m x 3.25m)
With radiator. French windows leading to rear garden.

Stairs to Landing
Fitted carpet.

Bedroom 11'2 x 10'8 (3.40m x 3.25m)
With two fitted pine wardrobes. Radiator. Fitted carpet.

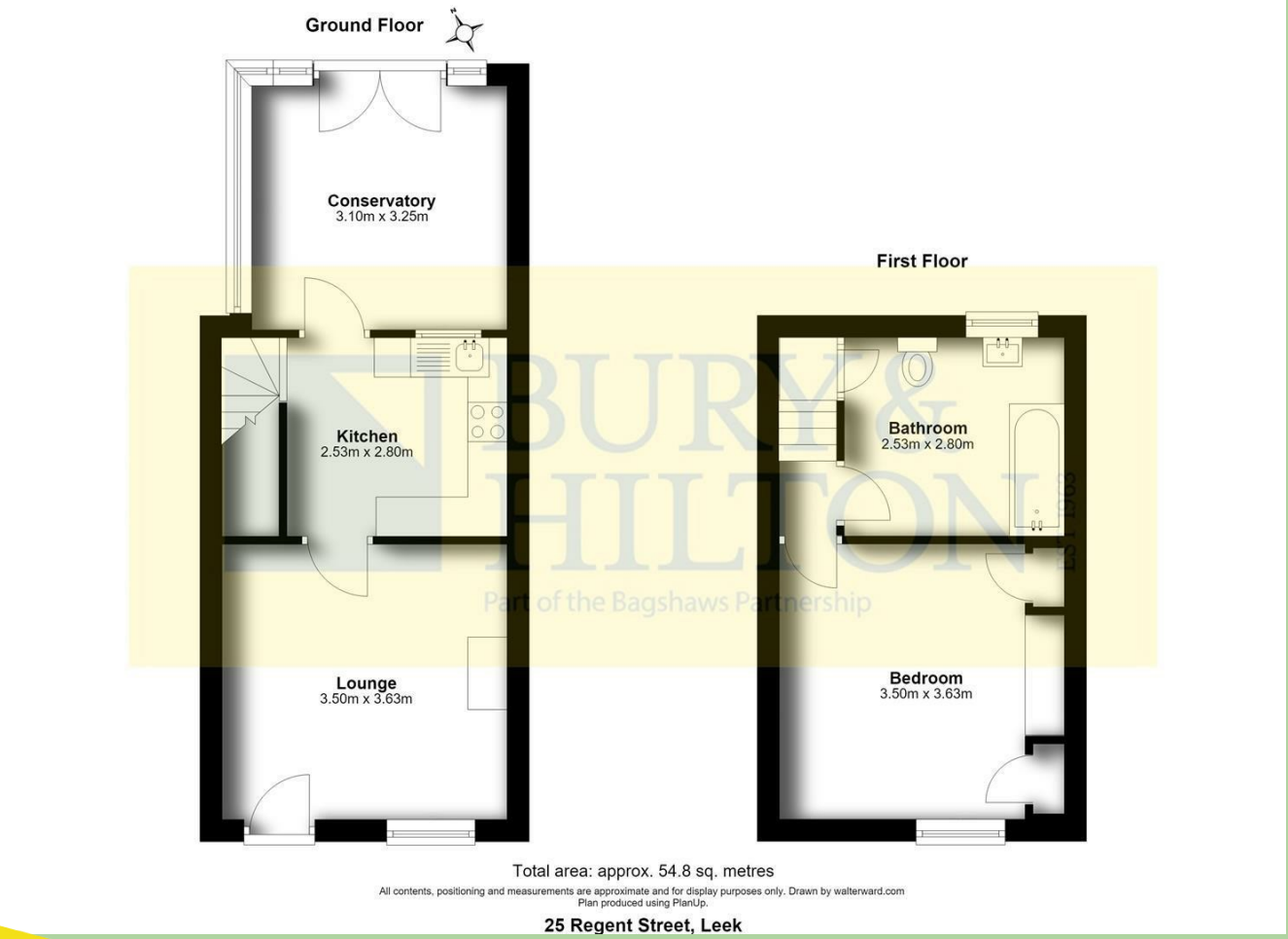
Bathroom 9'3 x 8'4 (2.82m x 2.54m)
With suite comprising bath with shower over, wash hand basin and WC. Radiator. Built-in cupboard housing gas central heating boiler.

Outside
Reasonable size low maintenance rear garden.

Services
All mains services.
Gas central heating.
Upvc double glazing.

Viewing
By prior appointment through the Agents.

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.

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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