



15 Frith Street
Leek



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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15 Frith Street

Leek
ST13 8EL

- * Situated in the popular west-end of town is this spacious two bedroom mid-terrace property.
- * Good sized accommodation that benefits from a two reception rooms and first floor bathroom with both bath and separate shower cubicle facilities.
- * The accommodation briefly comprises: Entrance Hall with feature tiled floor, Dining Room, Living Room, Kitchen, Utility Area and W.c to the ground floor. Landing Area, Two Double Bedrooms and Bathroom to the first floor.
- * The property will be of interest to first time buyers looking to get onto the property ladder.
- * Benefiting from gas fired central heating and Upvc double glazing and an enclosed rear yard / sitting area.
- * An internal inspection of this property comes strongly recommended.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £165,000



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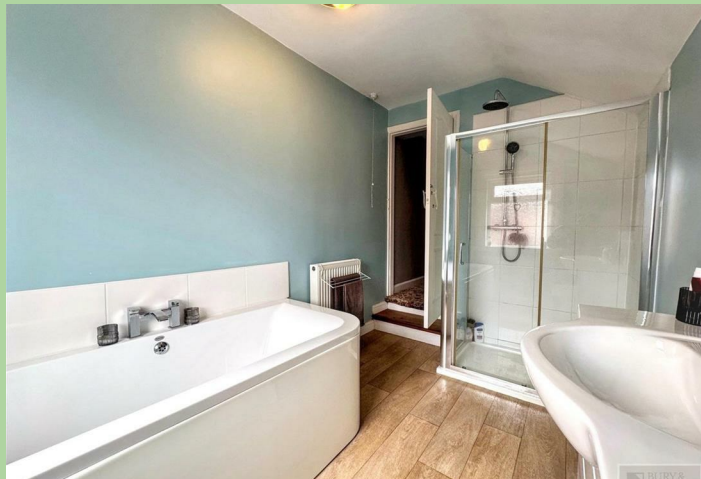


Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Feature tiled floor. Radiator. Coving.

Dining Room

Radiator. Coving.

Living Room

Stairs off. Radiator. Gas fire..

Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Gas hob and electric oven. Plumbing point. Rear door. Radiator.

Utility Area / W.c

Radiator. Work-top. Central heating boiler. W.c

First Floor

Landing Area

Access to:

Bedroom

Radiator. Storage cupboard.

Bedroom

Radiator. Storage cupboard.

Bathroom

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

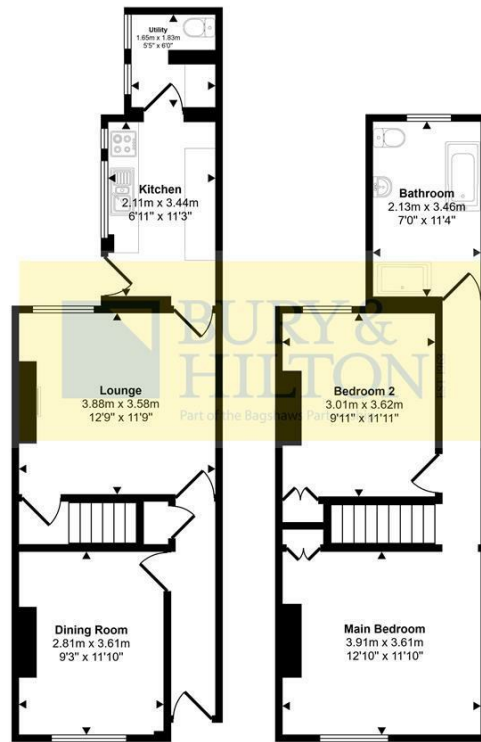
Outside

Enclosed rear yard / 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.

Approx Gross Internal Area
84 sq m / 901 sq ft



Ground Floor
Approx 43 sq m / 464 sq ft

First Floor
Approx 41 sq m / 438 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

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Bagshaws

Ashbourne 01335 342201

Bakewell 01629 812777

Uttoxeter 01889 562811

Bury & Hilton

Leek 01538 383344

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