



70 West Street  
Leek



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



## 70 West Street

Leek  
Staffordshire  
ST13 8AG

- \* A very tidy one bedroom mid-terrace property ideally suitable for first time buyers or for landlords looking to extend their portfolio.
- \* The property benefits from Upvc double glazing, gas fired central heating and is situated in a highly convenient position for walking into the town centre.
- \* Accommodation briefly comprises: Through Living Room / Kitchen Area to the ground floor. Landing Area, double Bedrooms and good sized Bathroom to the first floor.
- \* Access to useful outside storage shed.
- \* The property is offered For Sale with No Upward Chain involved.



Asking Price £80,000



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Leek - 01538 383344



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## General Information

### **Livingroom/kitchen 18'5" x 12'8" (5.61 x 3.86)**

Laminate flooring. Electric fire. Radiator x 2. Range of wall and base units. Ceramic sink unit with drainer and mixer tap. Stairs off. Electric hob. Electric cooker.

### **Landing area**

Access to:

### **Bedroom 12'8" x 9'9" (3.86 x 2.97)**

Radiator.

### **Bathroom**

Bath with shower over. W.c. Wash basin. Radiator. Airing cupboard housing central heating boiler.

### **Agents notes**

EPC Rating: E

Council tax band : A

We understand the property is freehold

### **Viewing**

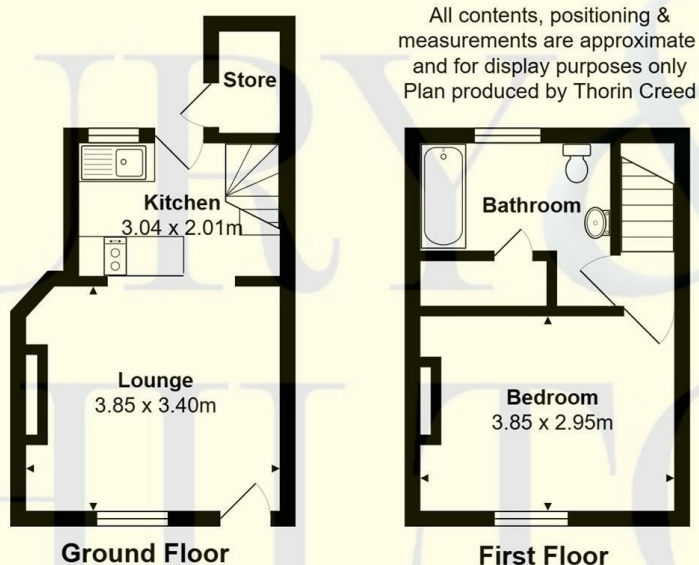
By prior appointment through the Agents.

### **Broadband fibre-optic**

It is understood that the property currently benefits from good broadband connectivity. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

### **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.



Total Area: 42.6 m<sup>2</sup>

### 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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