53 London Street.

Leek

BURY & HILTON
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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53 London Street.

Leek
Staffordshire
ST13 5LB

* A well presented two bedroomed mid-terrace property situated in the centre of the market town of Leek with good sized garden to the rear.
* A highly convenient location for amenities and the town centre.
* The property benefits from Upvc double glazing and gas fired central heating.
* The accommodation has a Living Room and fitted Kitchen to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
* We would strongly advise viewing this property.
* An ideal first time buy, investment or downsize.
* Offered For Sale with No Upward Chain involved.

Offers In The Region Of £129,950

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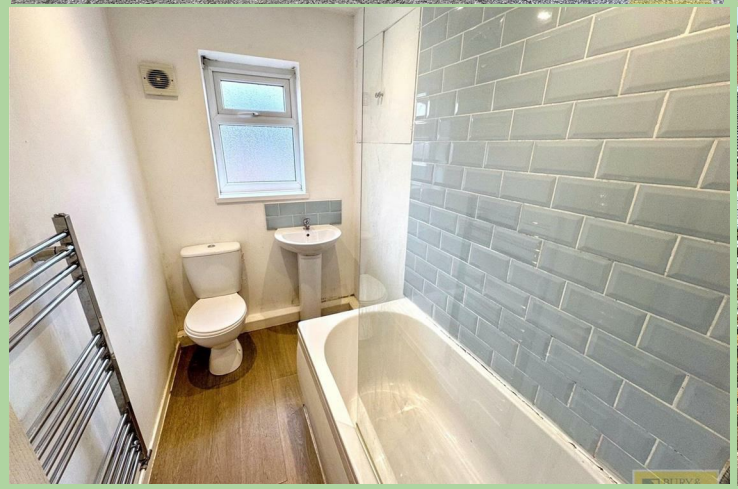
Leek - 01538 383344

leek@buryandhilton.co.uk

BURY & HILTON



General Information

Living Room 9'11 x 13'4 (3.02m x 4.06m)
Radiator. Laminate flooring.

Kitchen 13'5 x 11'1 (4.09m x 3.38m)
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven with extractor unit above. Stairs off. Rear door. Radiator. Laminate flooring. Breakfast bar. Plumbing point. Cupboard housing central heating boiler.

First Floor

Landing Area
Loft access.

Bedroom 13'5 x 9'11 (4.09m x 3.02m)
Radiator. Storage cupboard.

Bedroom 11'1 x 5'4 (3.38m x 1.63m)
Radiator.

Bathroom 7'10 x 4'8 (2.39m x 1.42m)
Bath with shower over. W.c. Wash basin. Heated towel rail.

Outside
Excellent sized rear garden area.

Broadband Connectivity
We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the 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.

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.

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