



46 Southbank Street
Leek



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

46 Southbank Street

Leek
Staffordshire
ST13 5LN

- * A deceptively spacious four bedroom fore-courted town-house located in a highly convenient position for the town centre and all its amenities.
- * Having recently undergone a course of refurbishment including newly fitted kitchen.
- * The property offers good sized accommodation that is arranged over four floors and benefits from double glazing and gas fired central heating.
- * The ground floor comprises of: Entrance Hall, Living Room and Dining Room. Stairs lead down to Kitchen at basement level. To the First Floor is a Landing Area with Three Bedrooms and Bathroom off. To the Second Floor is an excellent sized Fourth Bedroom.
- * Externally there is a good sized rear yard area.
- * The vendor also advises us that the roof was replaced within the last 2 years.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £174,950



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Stairs off. Radiator.

Living Room

Radiator. Laminate flooring.

Dining Room

Radiator. Laminate flooring.

Kitchen

Wall and base units. Sink unit with drainer and mixer tap. Electric hob and oven. Rear door.



Landing Area

Radiator. Stairs off. Storage cupboard.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Bathroom

Bath with feeder shower. W.c. Wash basin with storage unit below. Radiator. Please note this room does not have an external window.



Attic Room

Sky light. Radiator.

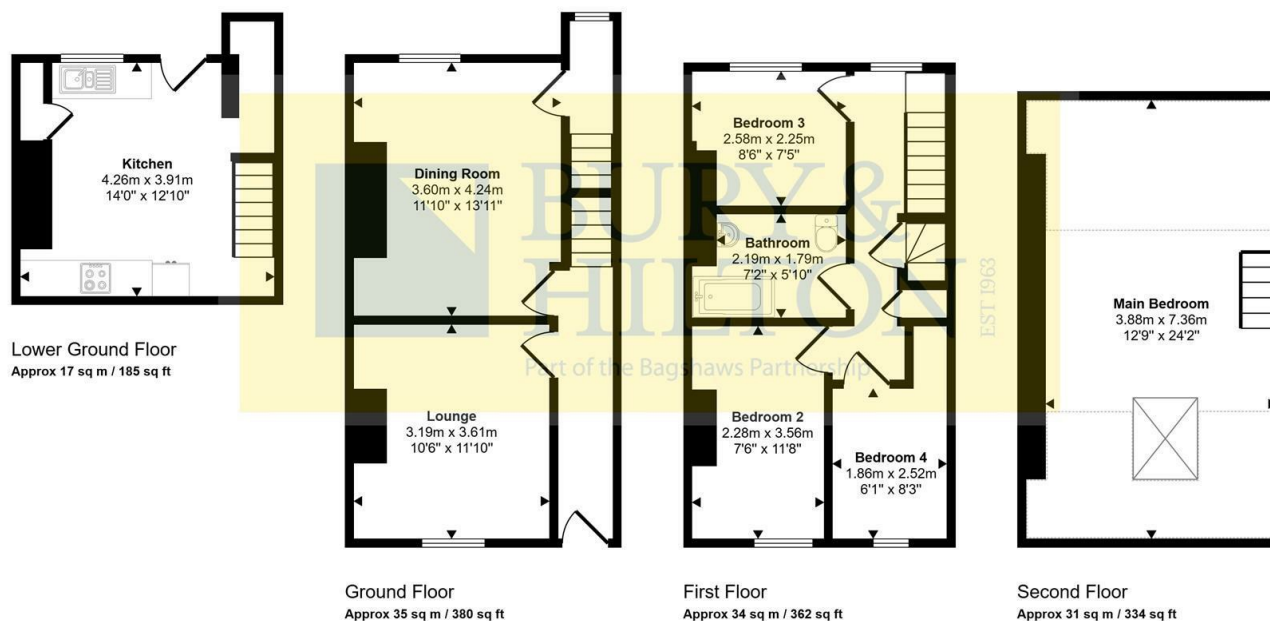
Outside

Rear yard 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
117 sq m / 1260 sq ft



Denotes head height below 1.5m

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.



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