



10 Springfield Court
Leek



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

10 Springfield Court

Leek
Staffordshire
ST13 6LZ

- * A very well presented two bedroom end-terrace property ideally situated on the outskirts of town boasting corner plot with gardens to front and side aspect.
- * In brief the accommodation briefly comprises: Entrance Porch, Living Room, Fitted Kitchen, Rear Porch off. Two Bedrooms and Bathroom located to the first floor.
- * Externally the property offers off road parking to front aspect with gardens to front and side elevations and a further allocated parking space to the rear of the property also.
- * An ideal purchase to get onto the property ladder.
- * The property is offered For Sale with No Upward Chain involved.



£159,950



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Leek - 01538 383344



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General Information

Entrance Porch

Access to:

Living Room 17'3" x 10'7" (5.26m x 3.25m)

Radiator. Coving. Stairs off. Understairs storage.

Kitchen 10'7" x 6'9" (3.25m x 2.06m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cupboard housing central heating boiler. Cooker point. Plumbing point. Radiator. Door to:

Rear Porch 3'8" x 8'7" (1.12m x 2.64m)

Side door. Tiled floor.

Landing Area

Loft access.

Bedroom 10'9" x 7'8" (3.28m x 2.36m)

Radiator.

Bedroom 6'9" x 10'9" (2.06m x 3.28m)

Radiator.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator. Airing cupboard.

Outside

Externally the property offers off road parking to front aspect with gardens to front and side elevations. Please Note there is a further allocated parking space to the rear of the property.

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.

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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