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



37 Southbank Street, Leek, ST13 5LS

- * This outstanding town-house has been upgraded and improved by the current vendors to an immaculate standard throughout, now offering excellent sized family accommodation close to the town centre.
- * The property provides comfortable and spacious living area arranged over three floors and also benefits from double glazing and gas fired central heating.
- * Accommodation briefly comprises: Entrance Hall, Through Lounge / Dining Room, Kitchen, Rear Porch and W.c / Cloakroom to the ground floor. Landing Area, Two Bedrooms, Utility Room and luxury Bathroom to the first floor. The Master Bedrooms is located on the top floor.
- * Forecourted and rear garden / yard with useful outside store.
- * An internal inspection of this beautiful family home comes strongly recommended.

Price: Offers In The Region Of £200,000

Subject to contract

ACCOMMODATION

Entrance hall

Feature tiled floor. Radiator. Coving. Stairs off.

Dining area 10'9 x 13'6 max (3.28m x 4.11m max)

Wood flooring. Radiator. Bay window. Coving.



Living area 11'9 x 17'9 max (3.58m x 5.41m max)

Laminate flooring. Feature log burner. French doors to rear. Under stairs storage.



Kitchen 7'11 x 13'11 (2.41m x 4.24m)

Wall and base units. Sink unit with drainer and mixer tap. Integrated fridge, freezer, dishwasher and microwave. Gas hob with extractor above. Double electric oven. Tiled floor. Spotlights. Radiator.



W.c / cloakroom

W.c. Wash basin with storage unit below. Heated towel rail. Spotlights. Feature vanity mirror.

Rear porch

Rear door. Tiled floor.

Landing area

Stairs off. Radiator.

Bedroom 14'5 x 11'2 (4.39m x 3.40m)

Radiator. Feature fire place. Coving.



Bedroom 15'2 x 8'6 (4.62m x 2.59m)

Radiator. Feature fire place. Coving.



Bury & Hilton Limited for themselves and for the vendor or lessor of this property whose agent they are, give notice that:

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Bury & Hilton Limited or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars;
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6. Bury & Hilton Ltd operates a Complaints Handling Procedure, a copy of which is available from our Head Office, 6 Market Street, Leek, Staffordshire. ST13 6HZ.

Bathroom 15' x 7'11 (4.57m x 2.41m)

Feature large shower cubicle. Bath. W.c. His & Hers sink units. Wall mounted vanity mirror with LED lighting. Spotlights. Radiator. Tiled floor. Feature rear window.



Utility room 4'4 x 7'7 (1.32m x 2.31m)

Storage cupboards. Plumbing point. Sink unit with mixer tap. Wall mounted central heating boiler. Heated towel rail. Tiled floor. Spotlights.



Master bedroom 18'7 x 14'6 (5.66m x 4.42m)

Radiator. Velux window x 2. Storage to eaves. Exposed beams.



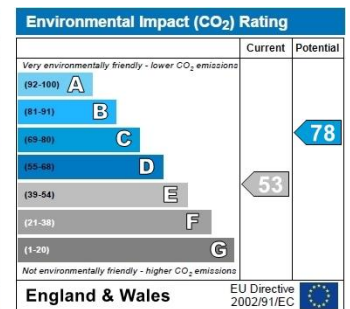
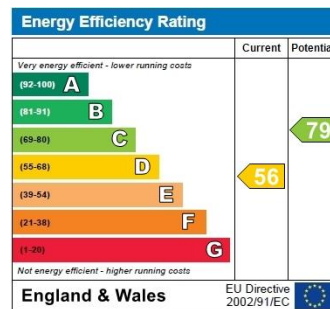
Outside

Forecourted and rear garden / yard with useful outside store.



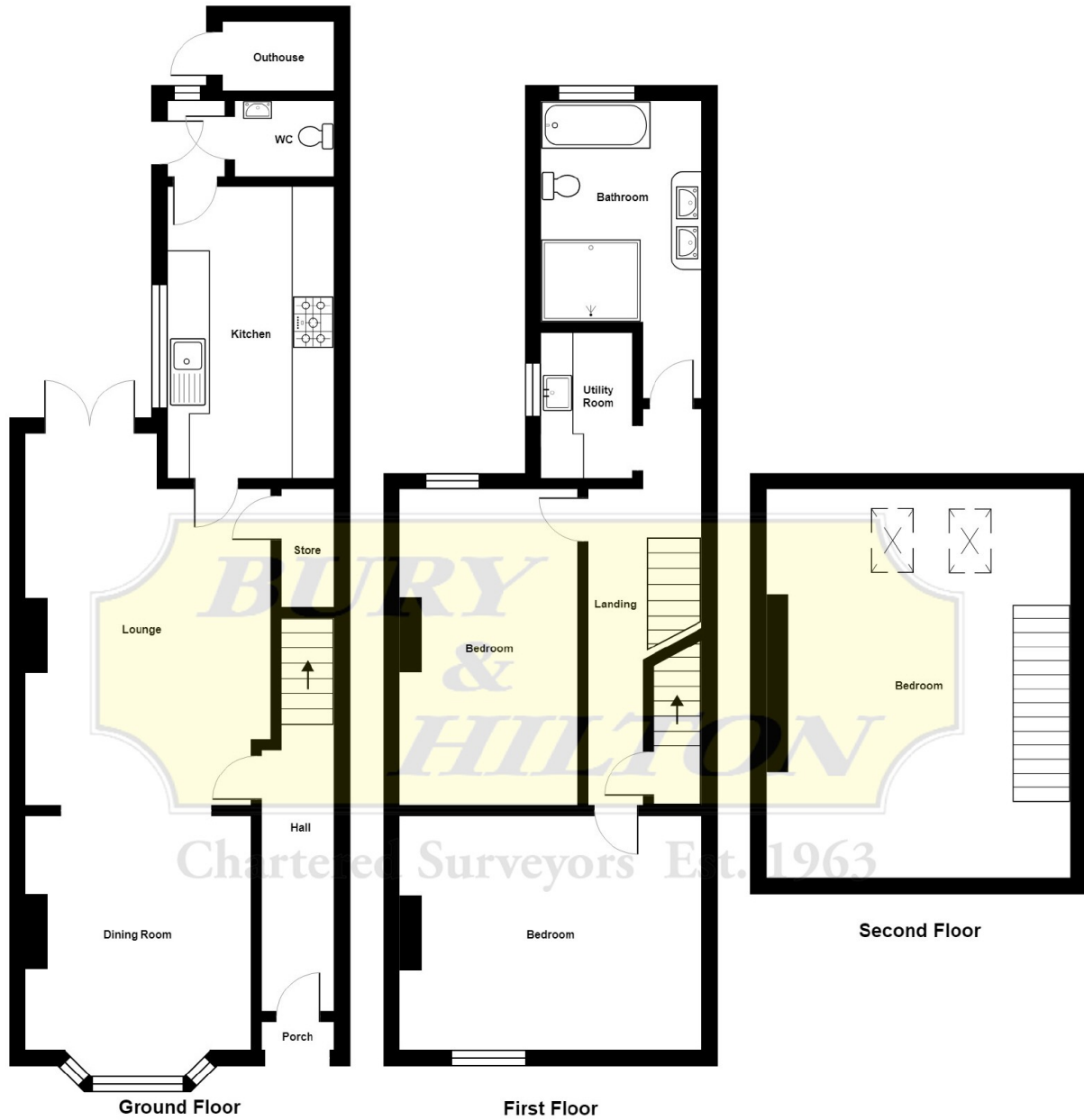
Viewing

By prior appointment through the Agents.



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All measurements are approximate and for display purposes only



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