

6 Market Street,
Leek, Staffordshire.
ST13 6HZ
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SK17 6ET
Tel: 01298 27524

Estate Agents . Valuers . Auctioneers . Chartered Surveyors
www.buryandhilton.co.uk
Part of the Bagshaws Partnership



18 Grosvenor Street, Leek, ST13 5NA

- * A deceptive two bedroom mid terrace property ideally situated within walking distance of Leek town centre, schools and local amenities.
- * Befitting from Reception Room, spacious Dining Kitchen, Utility, Bathroom with two first floor Bedrooms and Shower Room.
- * Enclosed rear yard and garden area with pedestrian access to Grosvenor Street.
 - * Upvc double glazing and gas fired central heating throughout.
- * Internal viewing of this property is recommended to appreciate the size and location on offer.
 - * The property maybe of interest to landlords or first time buyers.
 - * Offered For Sale with No Upward Chain involved.

Price: Offers In The Region Of £116,500

Subject to contract

ACCOMMODATION

Lounge 11'4 x 11'1 (3.45m x 3.38m)

Wall mounted electric fire. Radiator.
Meter cupboard.



Utility room 6'11 x 5'7 (2.11m x 1.70m)

Work surface. Plumbing point. Side door.

Bathroom 9'11 x 4'11 (3.02m x 1.50m)

Bath. W.c. Wash basin. Radiator.



Landing area

Loft access.

Kitchen / diner 15'2 x 11'5 (4.62m x 3.48m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven with extractor unit above. Radiator.

Bedroom 11'11 x 11'4 (3.63m x 3.45m)

Radiator. Built-in storage.



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

1. These particulars do not constitute any part of, an offer of a contract;
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;
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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.

Bedroom 11'4 x 6'11 (3.45m x 2.11m)
Radiator.



Shower room 7'5 x 6'10 (2.26m x 2.08m)
Shower cubicle. W.c. Wash basin.
Radiator.



Outside
Enclosed rear yard and garden area.

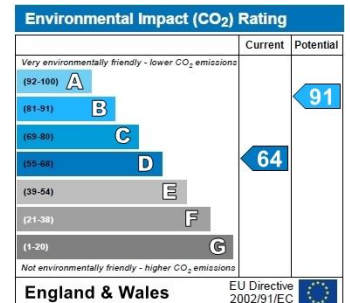
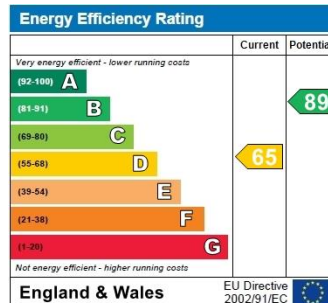


Viewing

By prior appointment through the Agents.

Please note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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