62 Buxton Road

Leek

BURY & HILTON
EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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62 Buxton Road

Leek
ST13 6EE

* * * * * GUIDE PRICE £60,000-£65,000 * * * * *
* A two bedroomed end of terrace property in need of a full modernisation.
* Situated in a convenient position for the town centre and other amenities.
* Living Room, Kitchen and Shower Room to the ground floor. Landing Area and Two Bedrooms to the first floor.
* Good sized yard and garden area to rear.
* CASH OFFERS are invited by 12.00 on Friday 16th October.
* The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £70,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

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General Information

Living Room
Radiator. Stairs off.

Kitchen
No fitments.

Rear Hall
Rear door.

Shower Room
Shower cubicle. W.c. Wash basin. Radiator.

First Floor

Landing Area
Access to:

Bedroom
Radiator.

Bedroom
Radiator.

Outside
Rear yard and garden 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.

Total area: approx. 61.1 sq. metres

All contents, positioning and measurements are approximate and for display purposes only. Drawn by walterward.com
Plan produced using PlanUp.

62 Buxton Road, Leek

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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