



106 Buxton Road  
Leek



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



106 Buxton Road

Leek

ST13 6EE



- \* This substantial terrace style cottage offers excellent sized accommodation over three floors and enjoys a pleasant outlook towards Birches Gardens.
- \* Located in a popular and well established residential area just on the outskirts of the town centre, the property offers easy access to town, shops and schools.
- \* The property requires some general updating and improvement but offers huge potential for the

£159,950



Leek - 01538 383344



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#### Living Room

Gas fire. Radiator. Laminate flooring.

#### Kitchen

Range of base storage units. Sink unit with drainer, rinsin bowl and mixer tap. Plumbing point. Radiator. Tiled floor. Gas hob, electric oven. Stairs off. Access to:

#### Cellar

Radiator. Tiled floor. Bar area.

#### Rear Hall

Access to:

#### Shower Room

Double shower cubicle. W.c. Wash basin. Radiator.

#### Sun Room

Tiled floor. Sliding doors giving access to:

#### Rear Porch

Radiator. Rear doors.

#### Landing Area

Cupboard housing central heating boiler. Stairs off.

#### Bedroom

Radiator x 2. Wood flooring.

#### Bedroom

Radiator. Laminate flooring. Built-in storage.

#### Attic Room / Bedroom Three

Wood flooring. Sky light. Storage to eaves.

#### Outside

Rear garden area which is mainly paved.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## 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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