



52 Lockwood Street  
Stoke-On-Trent



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 52 Lockwood Street

Stoke-On-Trent  
Staffordshire  
ST2 7HN

- \* This two bedroom mid-terraced house is situated in a popular residential location and benefits from gas central heating and double glazing.
- \* Located in a convenient position for shops and amenities, the property will appeal to first time buyer or may be landlords.
- \* The main internal accommodation comprises; Living Room, Dining Room, Kitchen, Rear Hall and Bathroom to the ground floor. Landing Area and Two Bedrooms to the first floor. Attic Room to the top floor.
- \* To the outside there is a rear yard.
- \* To make an appointment to view please contact our Leek office.



Offers In The Region Of £119,950



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Leek - 01538 383344



leek@buryandhilton.co.uk





## General Information

### Living Room

Radiator. Wood flooring. Fire place. Stairs off.

### Lounge

Laminate flooring. Radiator.

### Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Plumbing point. Gas hob with extractor unit above. Electric oven. Radiator.

### Bathroom

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

### Bedroom

Radiator. Fitted wardrobes.

### Bedroom

Radiator. Fitted wardrobes. Access to Attic Room with radiator and window to side.

### Outside

Rear yard area.

### Broadband Connectivity

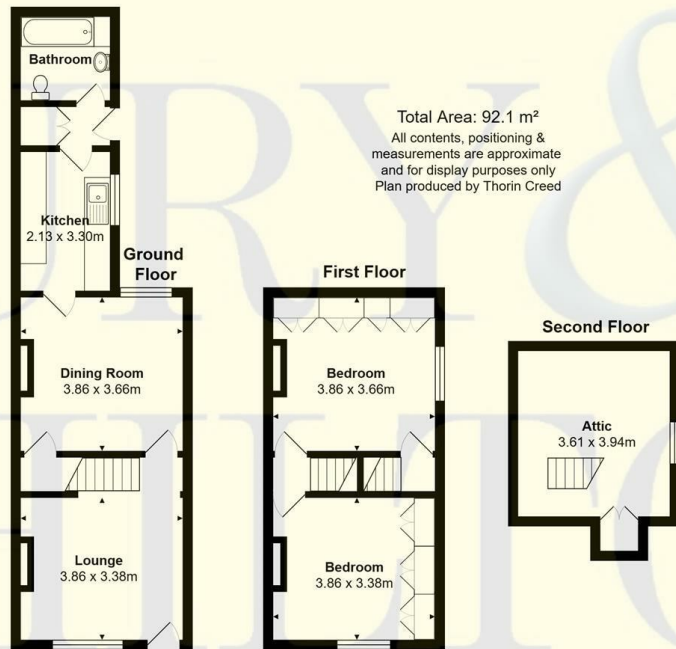
We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

### 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.

### Method of Sale

The property is offered for sale by private treaty.



### 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.

### 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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