



28 Frith Street
Leek



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

28 Frith Street

Leek

ST13 8EL

**** CASH OFFERS ONLY ****

* A two bedroom end of terrace property situated on a popular residential street in the west-end of town.

* The property benefits from central heating, first floor bathroom and off street parking to the rear.

* Accommodation briefly comprises: Entrance Hall, Living Room, Sitting Room and Kitchen to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.

* The property may be of interest to builders or investors.

* Offered For Sale with No Upward Chain involved.



Price Guide £70,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Access to:

Living Room

Radiator.

Sitting Room

Radiator. Stairs off.

Kitchen

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

First Floor

Landing Area

Access to:

Bedroom

Radiator.

Bedroom

Radiator.

Bathroom

Bath. W.C. Wash basin. Radiator.

Outside

Rear yard area and driveway providing off street parking.

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.

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.

Method of Sale Auction

The property is offered by Public Auction at 3.00pm on 23 March 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.



Deposits and Completion

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. For online buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Money Laundering Regulations 2017

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Vendors Solicitors

Southwell Mott Solicitors, 25, Lombard Street
Lichfield
WS13 6DP

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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