



61 Lockwood Street  
Stoke-On-Trent



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

# 61 Lockwood Street

Stoke-On-Trent  
ST2 7HN

\* This exceptionally well presented two bedroom mid-terrace is located on a popular residential street in a highly convenient location for local immunities.

\* The property has recently undergone a course of improvement and refurbishment by the vendor and now offers a move straight away opportunity.

\* Benefiting from Upvc double glazing and gas fired central heating.

\* The property briefly comprises: Living Room, Dining Room, Kitchen with integrated appliances and a superb recently fitted Bathroom to the ground floor. Landing Area and Two double Bedrooms to the first floor. A very useful attic room is located on the top floor.

\* Enclosed rear yard area.

\* The property will be popular with the first time buyers, those looking to downsize or potentially landlords looking to expand their portfolio.

\* An internal inspection of the property comes highly recommended and is offered For Sale with No Upward Chain involved.

\* Apply Leek office to view.

Offers In The Region Of £135,000



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Leek - 01538 383344



[leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)





## General Information

### Living Room

Radiator. Laminate flooring. Understairs storage. Coving.

### Dining Room

Radiator. Laminate flooring. Electric fire. Coving. Stairs off.

### Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Cupboard housing central heating boiler. Integrated fridge and freezer. Cooker point., Extractor unit. Plumbing point. Rear door. Tiled floor.

### Bathroom

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

### First Floor

#### Landing Area

Stairs off.

#### Bedroom

Radiator. Storage cupboard.

#### Bedroom

Radiator. Storage cupboard.

#### Attic Room

Radiator. Sky light. Spotlights.

### Outside

Enclosed 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.

#### 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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