



28 Hall Avenue
Leek



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

28 Hall Avenue

Leek
ST13 6BU

- * This mid-terrace property offers good-sized three bed roomed accommodation and a generous sized rear garden area.
- * The property is located in a convenient position for shops, schools and amenities and for the town centre.
- * The property requires some general updating and improvement but does benefit from Upvc double glazing.
- * The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen and Rear Hall with understairs storage space and W.c to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.
- * Gardens to both front and rear aspects laid mainly to lawn, rear paved patio area.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £140,000



3



1



1



E

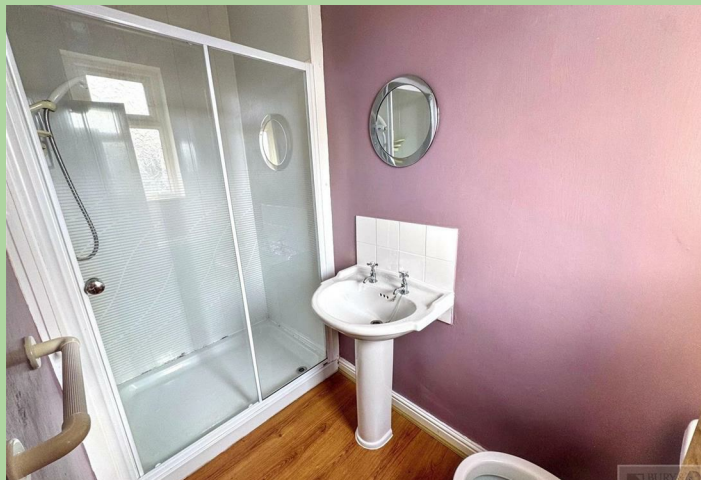


Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Stairs off.

Living Room

Electric fire. Electric heater.

Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Breakfast bar. Cooker point. Tiled floor. Plumbing point.

Rear Hall

Rear door. Access to understairs storage cupboard.

W.c

W.c.

First Floor

Landing Area

Access to:

Bedroom

Fitted wardrobes. Electric heater.

Bedroom

Electric heater.

Bedroom

Shower Room

Shower cubicle. W.c. Wash basin.

Outside

Gardens to both front and rear aspects laid mainly to lawn, rear paved patio 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

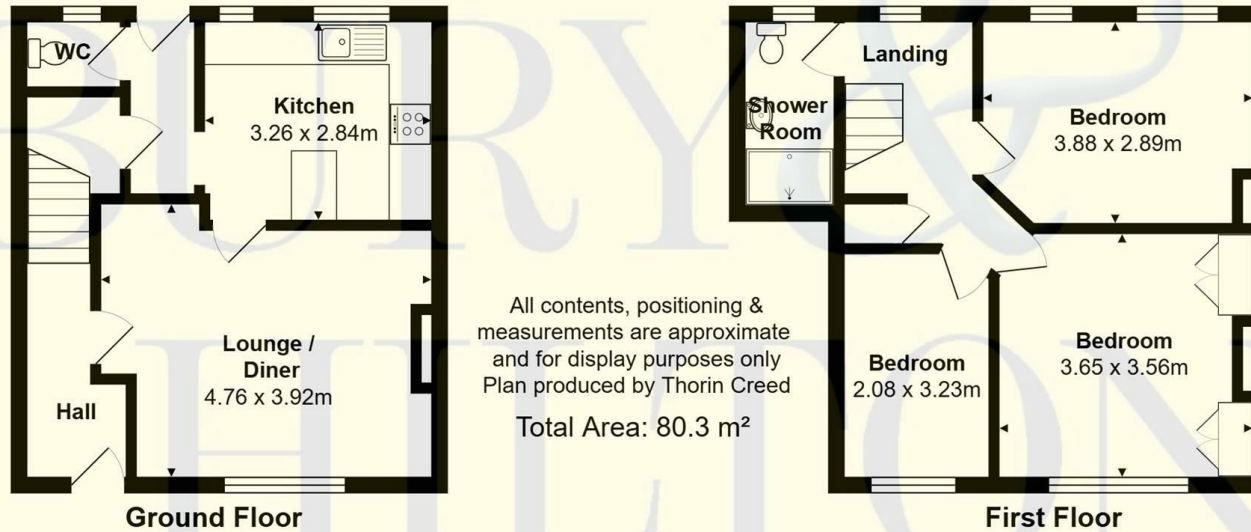
The property is sold freehold with vacant possession granted upon completion.

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.



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 80.3 m²



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811