



9 Milk Street
Leek



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

9 Milk Street

Leek
ST13 6BE

- * This immaculate end of terrace cottage is situated on a quiet cul-de-sac street just on the outskirts of the town centre, offering easy access to shops, amenities and Brough Park.
- * The property has been upgraded and improved to an excellent standard by the current vendor and is considered an ideal purchaser for first time buyers.
- * Benefiting from gas fired central heating and double glazing the property briefly comprises: Living Room and Kitchen to the ground floor. Landing Area, Bedroom and Bathroom to the first floor.
- * A well stocked private rear garden / sitting area.
- * Viewing strongly recommended.



Offers In The Region Of £110,000



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Leek - 01538 383344



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General Information

Living Room

Quarry tiled floor. Meter cupboard. Feature radiator. Stairs off.

Kitchen

Range of base units. Sink unit with drainer and mixer tap. Plumbing point. Radiator. Breakfast bar. Cooker point. Side door. Laminate flooring.

First Floor

Landing Area

Radiator. Work space.

Bedroom

Radiator.

Bathroom

Bath. W.c Wash basin. Radiator.

Outside

A well stocked private rear garden / sitting 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.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.



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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