



24 Gladstone Street
Leek

 **BURY &
HILTON**
Part of Bagshaws LLP

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

24 Gladstone Street

Leek
Staffordshire
ST13 5EP

- * This spacious four bedroom mid-terrace property has been improved to an excellent standard by the current vendor over recent years and is considered an ideal purchase for a growing family.
- * The property is conveniently located just on the outskirts of the town centre and offers easy access to shops, schools and amenities.
- * The property benefits from gas fired central heating and Upvc double glazing and the vendor has advised us the property has been re-roofed and a new DPC has been installed over recent years.
- * Accommodation briefly comprises: Living Room, Kitchen / Diner, Utility Room and Shower Room to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor. Landing Area and Two further Bedrooms are located on the top floor.
- * Forecourted and enclosed paved yard / garden area with outside store to the rear aspect.
- * An internal inspection of the property comes most strongly recommended and can be arranged via our Leek office.



Offers In The Region Of £154,950



4



2



2



C



acre(s)



Leek - 01538 383344



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General Information

Living Room

Radiator. Fitted cupboard. Feature cast iron fire place.

Dining Kitchen

Fitted range of base units. Stainless steel sink unit, working surfaces and wall cupboards, incorporating spuit level cooker. Built-in store off under stairs. Radiator.

Utility Room

Sink unit, working surfaces, plumbing point. Radiator.

Shower Room

Shower cuble. W.c. Radiator.

Landing Area

Access to:

Bedroom

Radiator. Fitted wardrobes.

Bedroom

Radiator

Bathroom

Bath with shower fitment. W.c. Wash basin. Heated towel rail.

Bedroom

Radiator. Sky light.

Bedroom

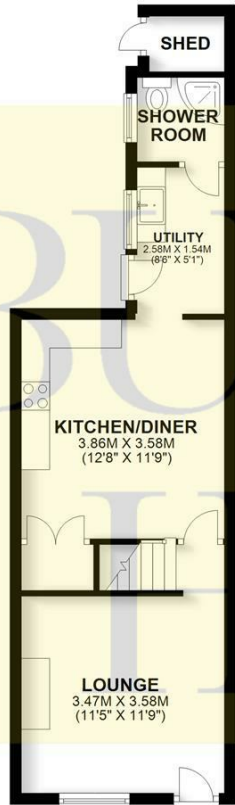
Radiator. Skylight. Fitted storage.

Outside

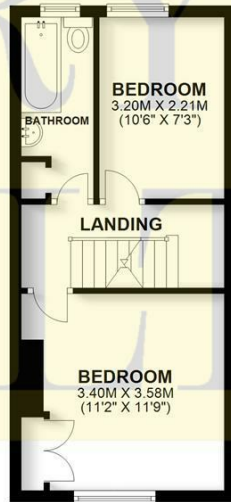
Forecourted. Enclosed rear yard / garden with outside store.



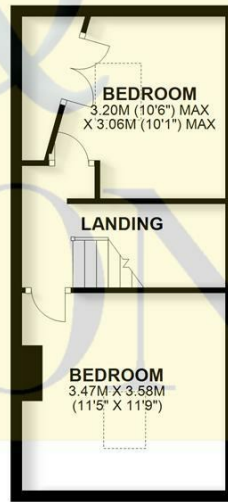
GROUND FLOOR
APPROX. 37.9 SQ. METRES (407.5 SQ. FEET)



FIRST FLOOR
APPROX. 29.9 SQ. METRES (322.0 SQ. FEET)



SECOND FLOOR
APPROX. 29.9 SQ. METRES (321.4 SQ. FEET)



TOTAL AREA: APPROX. 97.6 SQ. METRES (1050.8 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

Agents Notes

Bury and Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bury and Hilton and their employees are not authorised to give any warranties or representations in relation to the sale.



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