



34 Langford Street
Leek



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

34 Langford Street

Leek
Staffordshire
ST13 8AY

- * This well presented two bedroom mid-terrace property is ideally situated within the West End of town, having enclosed yard to the rear, forecourt to the frontage and first floor bathroom.
- * The property has been improved by the vendor over recent years to include new windows, boiler and radiators.
- * Benefiting from gas fired central heating and Upvc double glazing, the property briefly comprises: Living Room, Kitchen, Utility Room and W.c to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
- * The low maintenance rear yard offers a good sized store and access to the rear entry.
- * An ideal first time purchase.
- * Viewing highly recommended.



Offers In The Region Of £160,000



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Leek - 01538 383344



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General Information

Living Room

Radiator., Bay window. Meter cupboard. Gas fire. Covings. Understairs storage cupboard.

Kitchen

Wall and base units. Gas hob, electric oven and extractor unit. Rear door. Stainless steel sink unit with drainer and mixer tap. Radiator. Stairs off.

Utility Room

Work-top. Plumbing point. Radiator.

W.c

W.c. Wash basin. Radiator.

First Floor

Landing Area

Stairs to Bathroom.

Bedroom

Bay window. Radiator.

Bedroom

Radiator. Fitted wardrobes.

Bathroom

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

Outside

Forecourted area. Rear yard with useful storage shed and rear entry access.

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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