



20 The Walks
Leek



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

20 The Walks

Leek
Staffordshire
ST13 8BY

- * A three bedroom semi-detached property located in a popular cul-de-sac just on the outskirts of the town centre.
- * The property requires some updating and improvement but offers a blank canvas to go in and put your own mark on it.
- * Ideally located for shops and amenities and being within the catchment area of the popular Westwood schools.
- * The property benefits from gas fired central heating and briefly comprises: Entrance Hall, Living Room, Kitchen and Shower Room to the ground floor. Landing Area, Three Bedrooms and W.c to the first floor.
- * Driveway to the front providing off street parking and an excellent sized elevated rear garden laid mainly to lawn with garden shed.
- * The property is offered For Sale with No Upward Chain involved.

£145,000



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Leek - 01538 383344



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General Information

Entrance Hall

Stairs off.

Living Room

Radiator. Open fire. Understairs storage.

Kitchen

Wall and base units. Stainless steel sink unit with drainer. Plumbing point. Tiled floor. Rear door. Storage cupboard off housing central heating boiler.

Shower Room

Shower cubicle. W.c. Wash basin. Radiator. Airing cupboard.

First Floor

Landing Area

Loft access. Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

W.c

W.c. Wash basin with storage unit below. Radiator.

Outside

Driveway to the front providing off street parking and an excellent sized elevated rear garden laid mainly to lawn with garden shed.

Broadband Connectivity B&H Sales

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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