



31 Park Road
Leek



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

31 Park Road

Leek
ST13 8JU

- * This well presented two bedroom mid-terrace property is situated on a very popular residential street just on the outskirts of the town centre.
- * The property offers easy access to local amenities, the town centre and Brough Park.
- * Benefiting from double glazing and gas fired central heating.
- * The accommodation briefly comprises: Living Room, Kitchen / Dining Room, Rear Hall and Shower Room to the ground floor. Landing Area and Two Bedrooms to the first floor.
- * To the rear of the property is a small yard and steps leading to an elevated garden area with fields to the rear.
- * An ideal first time purchase or potentially for landlords looking to expand their portfolio.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £139,950



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2

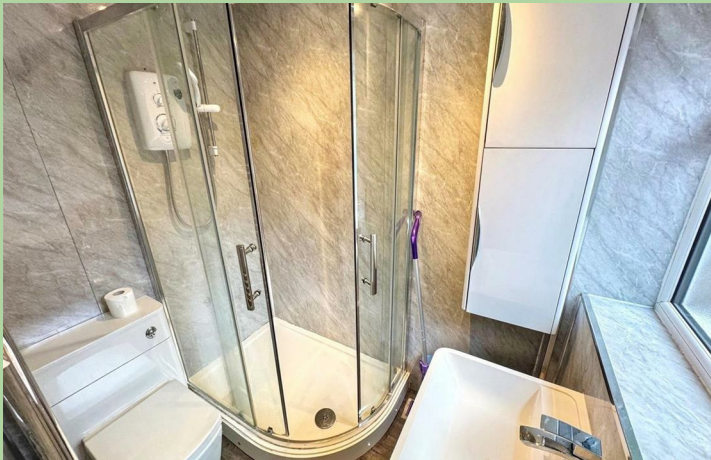


Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Living Room

Radiator. Laminate flooring. Storage unit.

Kitchen / Dining Room

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and extractor above. Electric oven and grill with built-in microwave. Radiator x 2. Integrated freezer. Plumbing point. Laminate flooring. Spotlights. Stairs off. Storage unit.

Rear Hall

Rear door. Cupboard housing central heating boiler. Laminate flooring.

Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail. Storage units.

First Floor

Landing Area

Landing Area

Access to:

Bedroom

Radiator. Fitted wardrobes.

Bedroom

Radiator. Storage cupboards.

Outside

To the rear of the property is a small yard and steps leading to an elevated garden area with fields to the rear.

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.

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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