



14 Grosvenor Street
Leek

 **BURY &
HILTON**
EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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14 Grosvenor Street

Leek
ST13 5NA

- * This two bedroom mid-terrace property is situated on a popular residential street and in a highly convenient location for the town centre and amenities.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * Accommodation briefly comprises: Lounge, Living Room, Kitchen and Bathroom to the ground floor. Landing Area and Two Bedrooms to the first floor.
- * Rear yard area leading to a elevated garden laid mainly to lawn and a useful outside shed.
- * The property may be off interest to landlords or first time buyers.
- * Offered For Sale with No Upward Chain involved.
- * Viewing highly recommended.



Offers In The Region Of £135,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Living Room

Parquet flooring. Radiator. Meter cupboard. Coving.

Dining Room

Understairs storage. Radiator. Stairs off. Laminate flooring. Coving.

Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Wall mounted central heating boiler. Rear door. Gas hob, electric oven and extractor unit above. Tiled floor. Plumbing point.



Bathroom

Bath with feeder shower. W.c. Wash basin with storage unit below. Radiator. Tiled walls. Tiled floor.



First Floor

Landing Area

Loft access.

Bedroom

Radiator. Storage cupboard.

Bedroom

Radiator.



Outside

Rear yard area leading to a elevated garden laid mainly to lawn and a useful outside shed.

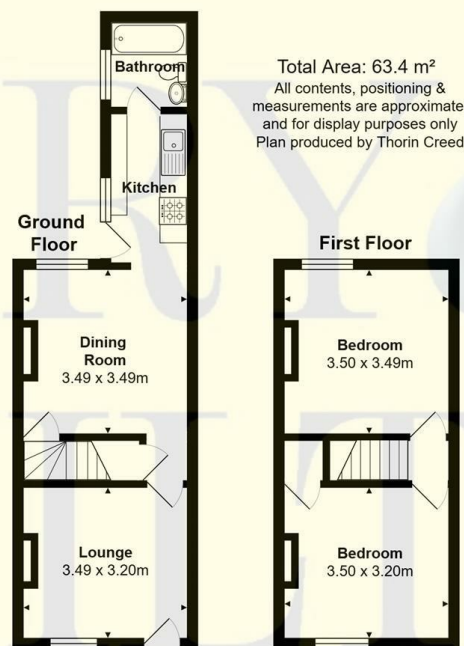


Broadband Connectivity

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.



Total Area: 63.4 m²
 All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed

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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