



4 Picton Street  
Leek



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

## 4 Picton Street

Leek  
Staffordshire  
ST13 8AX

- \* This beautifully presented two bedroom mid-terrace property is situated on a popular residential street just on the outskirts of town centre, offering easy access to shops & amenities.
- \* The property has been upgraded and improved to an immaculate standard by the current vendor and also benefits from Upvc double glazing and gas fired central heating throughout.
- \* The accommodation briefly comprises: Kitchen / Diner with integrated appliances, Living Room, Utility Room and Bathroom to the ground floor. Landing Area and Two double Bedrooms to the first floor.
- \* Enclosed rear yard area.
- \* A fabulous purchaser for a first time buyer - an internal inspection is strongly recommended.



Offers In The Region Of £149,950



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Leek - 01538 383344



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# General Information

## Kitchen / Diner

Wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Electric hob and oven with extractor unit above. Spotlights. Radiator. Tiled floor. Integrated fridge / freezer.

## Living Room

Radiator. Stairs off. Understairs storage.

## Utility Room

Wall storage units. Radiator. Wall mounted boiler. Rear door. Tiled floor. Plumbing point.



## Bathroom

Bath with feeder shower. W.c. Wash basin. Radiator. Tiled floor.



## First Floor

### Landing Area

Access to:

### Bedroom

Radiator. Coving.

### Bedroom

Radiator. Built-in storage.

## Outside

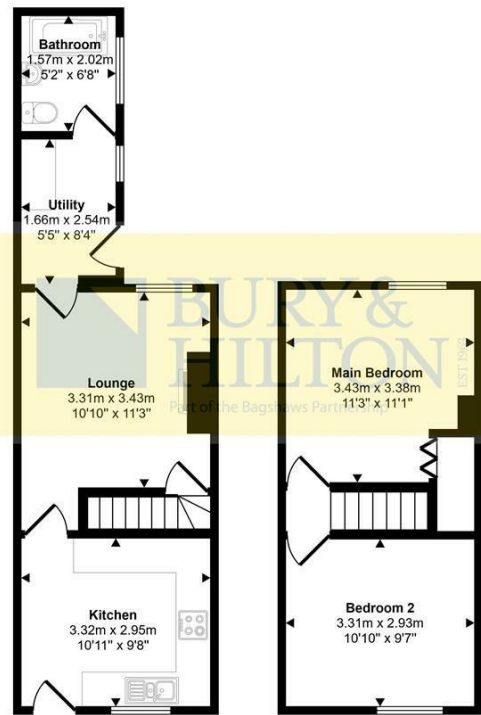
Enclosed rear yard area.



## 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.

Approx Gross Internal Area  
56 sq m / 608 sq ft



Ground Floor  
Approx 32 sq m / 343 sq ft

First Floor  
Approx 25 sq m / 266 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### 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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