



41 Wellington Street
Leek



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

41 Wellington Street

Leek
Staffordshire
ST13 5EH

- * This two bedroom mid-terrace property is an ideal first step onto the property ladder or a great buy to let investment.
- * Situated on a popular residential street in the West End of town and just a short walk into the town centre.
- * The main internal accommodation briefly comprises: Living Room and Kitchen to the ground floor. Landing Area, Bedroom and Bathroom to the first floor. The second Bedroom is located on the top floor.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * Communal rear yard area.
- * A viewing is highly recommended.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £110,000



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Leek - 01538 383344



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General Information

Living Room 11'6 x 10' (3.51m x 3.05m)
Wood flooring. Radiator. Built-in storage.

Kitchen 10'9 x 9'5 max (3.28m x 2.87m max)
Wall and base units. Belfast sink unit. Cooker point. Plumbing point.

Rear Hall
Stairs off. Rear door.

First Floor

Landing Area
Stairs off. Access to:

Bedroom 11'4 x 9'9 (3.45m x 2.97m)
Radiator.

Bathroom
Bath. W.c. Wash basin. Shower cubicle. Radiator.

Second Floor

Bedroom
Radiator.

Outside
Low maintenance rear garden area.

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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