



4 Byrom Street
Staffordshire



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

4 Byrom Street

Staffordshire
ST13 8ED

- * A well maintained two bedroom mid-terraced property situated in the West End of the town on a small cul-de-sac street within walking distance of all local amenities and the town centre.
- * The accommodation briefly has: Living Room, Kitchen, Rear Hall, Utility Room and Bathroom to the ground floor. Two double Bedrooms to the first floor.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * To the rear of the property is a pleasant sized garden laid mainly to lawn.
- * The property may be of interest to landlords or first time buyers and an internal inspection is strongly recommended.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £150,000



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Leek - 01538 383344



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General Information

Living Room

Laminate flooring. Radiator.

Kitchen

Wall and base units. Sink unit with drainer. Radiator. Understairs storage. Cooker point.

Rear Hall

Radiator. Access to:

Utility Room

Work-top. Pluming point. Radiator. Rear door.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator. Radiator.

First Floor

Landing Area

Access to:

Bedroom

Radiator.

Bedroom

Radiator. Airing cupboard. Wall mounted central heating boiler.

Outside

To the rear of the property is a pleasant sized garden laid mainly to lawn.

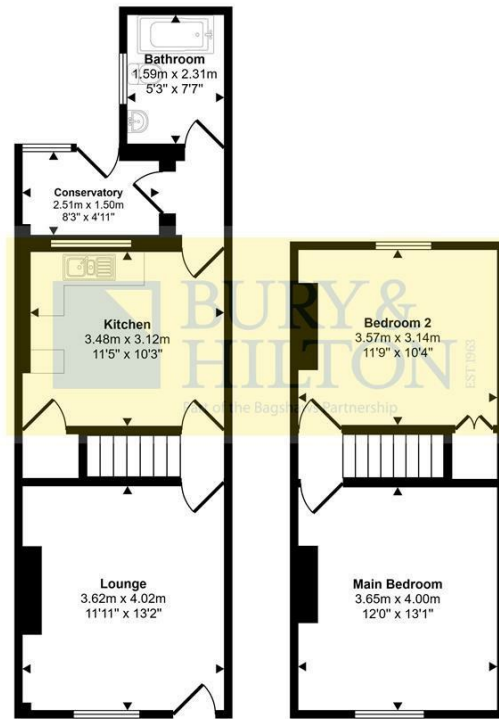
Broadband fibre-optic

For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

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
70 sq m / 749 sq ft



Ground Floor
Approx 40 sq m / 428 sq ft

First Floor
Approx 30 sq m / 321 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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