



1 Waterloo Street
Leek



Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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1 Waterloo Street

Leek
Staffordshire
ST13 8AS

- * This end of row terraced property is most conveniently situated close to the town centre.
- * The property itself provides good sized accommodation with Entrance Hall, two Reception Rooms, Kitchen and Bathroom on the ground floor. Landing Area and Two Bedrooms at first floor level and Attic Room / Bedroom Three at second floor level.
- * It is accordingly ideally suitable for family occupation.
- * The property itself is now in need of some updating and general improvement, but has enormous potential for such works.
- * To the side of the property is additional parcel of land that subject to the relevant permissions being obtained could lend itself to off road parking or to extend the property.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £139,950



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Stairs off.

Living Room

Radiator.

Lounge

Radiator. Fire place. Laminate flooring.

Kitchen

Wall and base units. Sink unit with drainer and mixer tap. Laminate flooring. Understairs storage. Plumbing point. Radiator.



Rear Hall

Stable door. Cupboard housing central heating boiler.

Bathroom

Bath. W.c. wash basin. Radiator. Tiled walls.

Landing Area

Stairs off. Storage cupboard.

Bedroom

Radiator. Storage cupboard. Fire place

Bedroom

Radiator. Storage cupboard.

Bedroom / Attic Room

Radiator. Skylight.



Outside

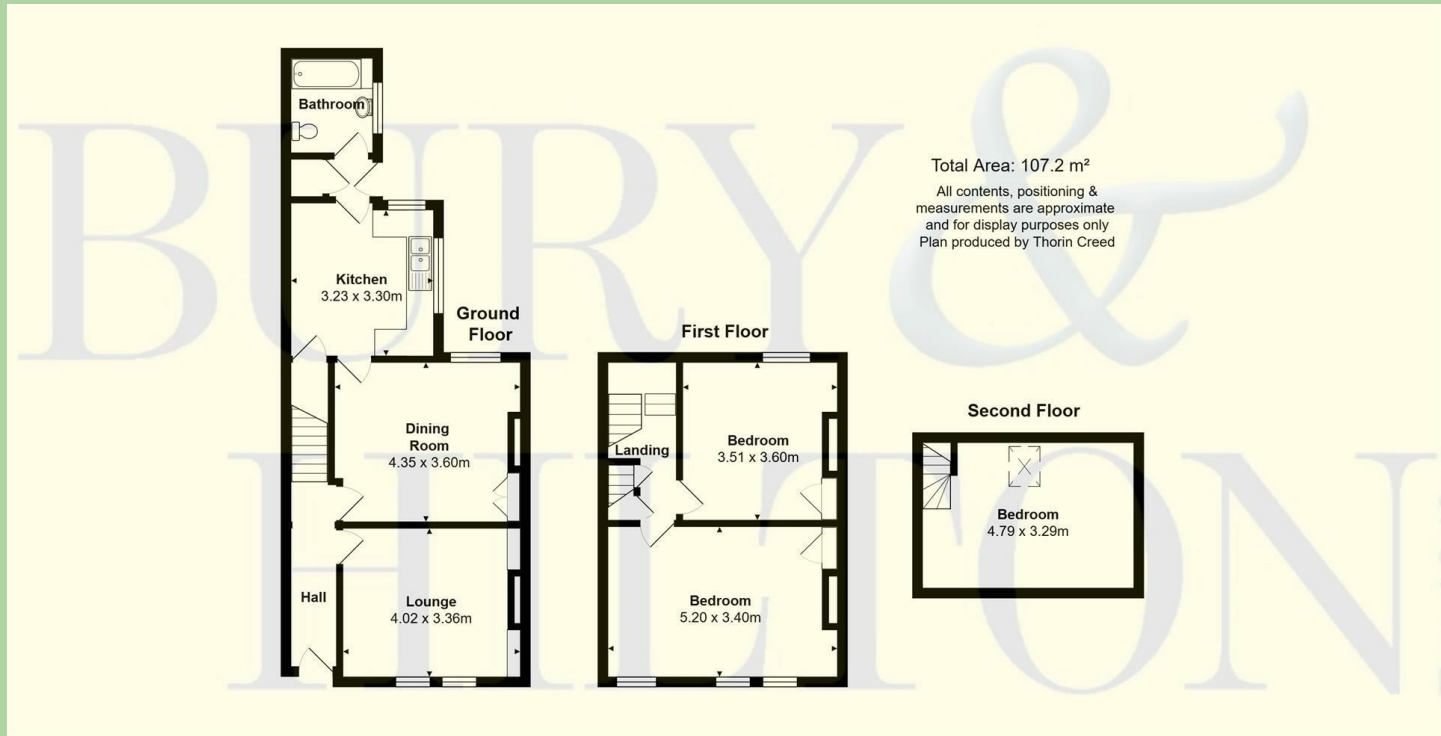
Rear yard area.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.



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.

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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