



3 Angle Street
Leek



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3 Angle Street

Leek
ST13 8AL

* This deceptively spacious three bedroom end-terrace home is situated towards the popular West End of town.

* The property is located in a highly convenient location for the town centre and falls within the catchment area of the popular Westwood schools.

* Having two good sized reception rooms and a generous sized kitchen.

* Sliding patio doors from the living room, provide access to the garden area.

* To the first floor are three bedrooms, the master having fitted wardrobe.

* The contemporary bathroom suite comprises of bath with shower, W.c and wash basin.

* The property is Upvc double glazed and warmed by a gas fired central heating boiler.

* A viewing of this spacious home is highly recommended.



Offers In The Region Of £139,950



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Leek - 01538 383344



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General Information

Living Room 14'2 x 12'10 (4.32m x 3.91m)
Radiator. Stairs off. Laminate flooring.

Kitchen 17'3 x 7'9 (5.26m x 2.36m)
Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Cooker point. Plumbing point. Understairs storage. Rear door. Access to:

Lounge 19'4 x 9'9 (5.89m x 2.97m)
Radiator. Sliding doors to rear. Laminate flooring.

W.c
W.c

Landing Area
Access to:

Bedroom 10'10 x 14'2 (3.30m x 4.32m)
Radiator. Fitted wardrobes.

Bedroom 7'7 x 8'2 (2.31m x 2.49m)
Radiator.

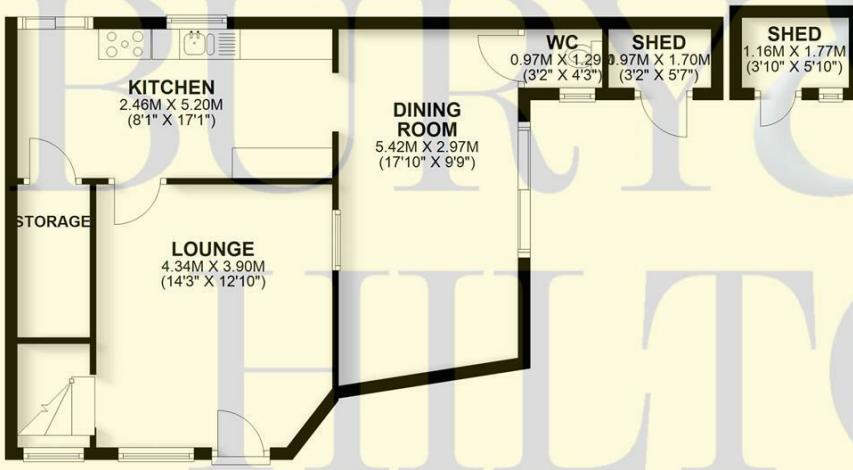
Bedroom 7'2 x 8' (2.18m x 2.44m)
Radiator. Loft access.

Bathroom 5'8 x 6'1 (1.73m x 1.85m)
Bath with shower over. W.c. Wash basin. Heated towel rail. Tiled walls.

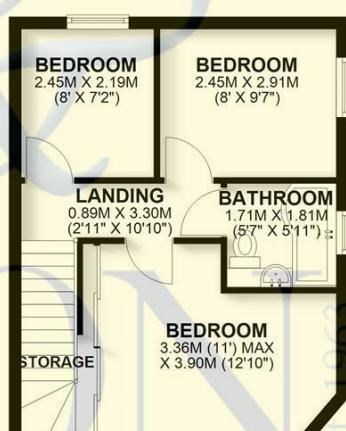
Outside
Side garden area with garden shed.

Broadband Connectivity
We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

GROUND FLOOR
APPROX. 58.0 SQ. METRES (624.4 SQ. FEET)



FIRST FLOOR
APPROX. 35.5 SQ. METRES (382.5 SQ. FEET)



TOTAL AREA: APPROX. 93.5 SQ. METRES (1006.9 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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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