

15 Park Road

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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15 Park Road

Leek
ST13 8JU

* This recently refurbished and very well presented three bedroom mid-terrace property is situated on a popular residential street just on the outskirts of the town centre.
* The property offers easy access to local amenities, the town centre and Brough Park.
* Benefiting from double glazing and gas fired central heating.
* The accommodation briefly comprises: Living Room, Kitchen, Utility Area and Office Area / Games Room to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.
* To the rear of the property is a shared communal area and access to the entry, then steps leading to an elevated garden area with fields to the rear, useful garden shed and low maintenance display borders.
* An ideal first time purchase or potentially for landlords looking to expand their portfolio.
* The property is offered For Sale with No Upward Chain involved.

Offers In Excess Of £179,950

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Leek - 01538 383344

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BURY & HILTON

















General Information

Living Room
Feature flooring. Radiator. Fire place. Spotlights.

Kitchen
Wall and base units. Sink unit with drainer and mixer tap. Electric hob and oven with extractor unit above. Feature flooring. Spotlights. Plumbing point. Stairs off. Access to:

Utility Area
Side door.

Study Area / Games Room
Laminate flooring.

First Floor

Landing Area
Loft access. Access to:

Bedroom
Radiator.

Bedroom
Radiator. Cupboard housing central heating boiler.

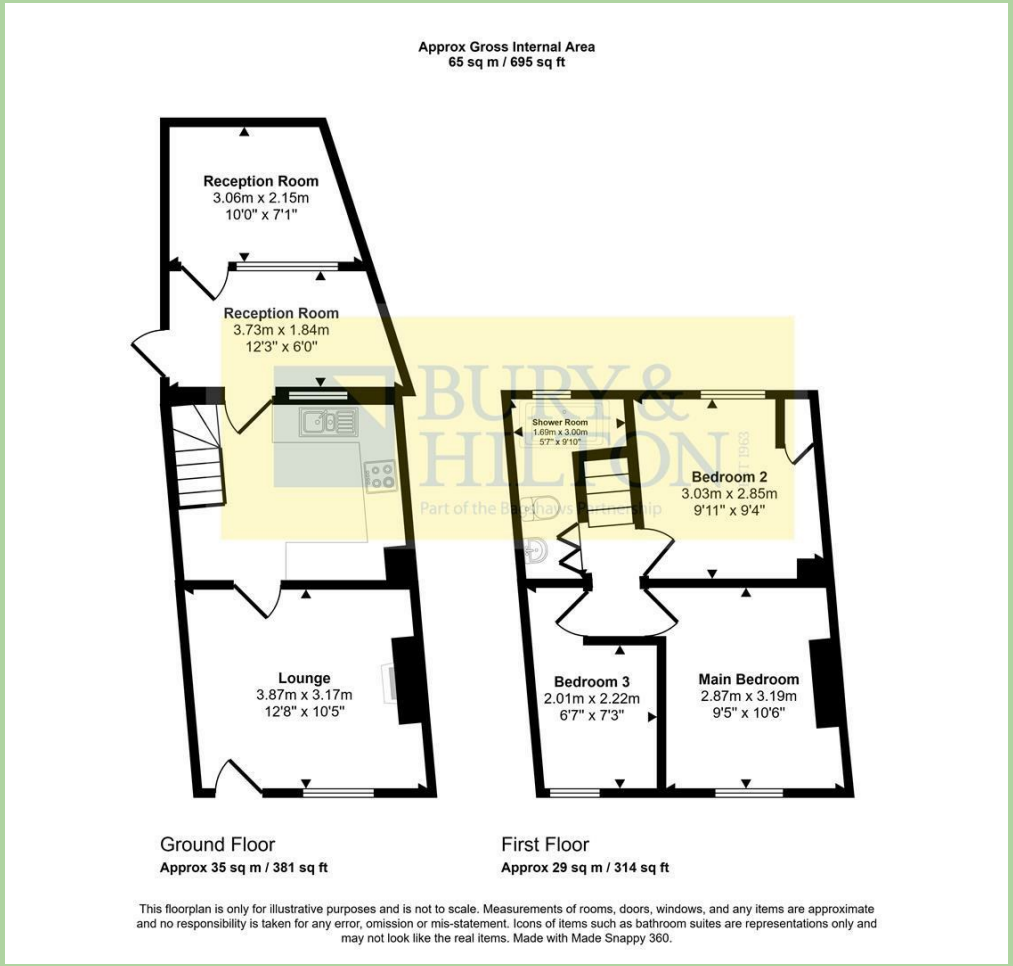
Bedroom
Radiator.

Shower Room
Shower cubicle. W.c. Wash basin. Heated towel rail. Laminate flooring. Spotlights.

Outside
To the rear of the property is a shared communal area and access to the entry, then steps leading to an elevated garden area with fields to the rear, useful garden shed and low maintenance display borders.

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.



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.

AML CHECKS

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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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