

32 Prospect Road

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

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

32 Prospect Road

Leek
ST13 5BX

* This end of terrace property is located in a well established residential area on the outskirts of the town.
* Located at the end of a cul-de-sac road.
* The property benefits from gas fired central heating and Upvc double glazing.
* Accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room and Kitchen / Diner to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
* Front and rear garden areas with display borders, lawned area to rear and a useful brick built storage shed.
* We consider the property to be of interest to first time buyers.
* The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £165,000

2	1	1	E

Leek - 01538 383344

leek@buryandhilton.co.uk

BURY & HILTON
Part of the Bagshaws Partnership

















General Information

Entrance Porch
Tiled floor. Access to:

Entrance Hall
Stairs off.

Living Room
Bay window. Radiator. Gas fire. Understairs storage.

Kitchen / Diner
Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Plumbing point. Radiator. Cooker point. Pantry off.

Rear Hall
Tiled floor. Rear door.

First Floor

Landing Area
Loft access. Radiator. Cupboard housing central heating boiler.

Bedroom
Radiator x 2. Storage cupboard.

Bedroom
Radiator. Storage cubpoard.

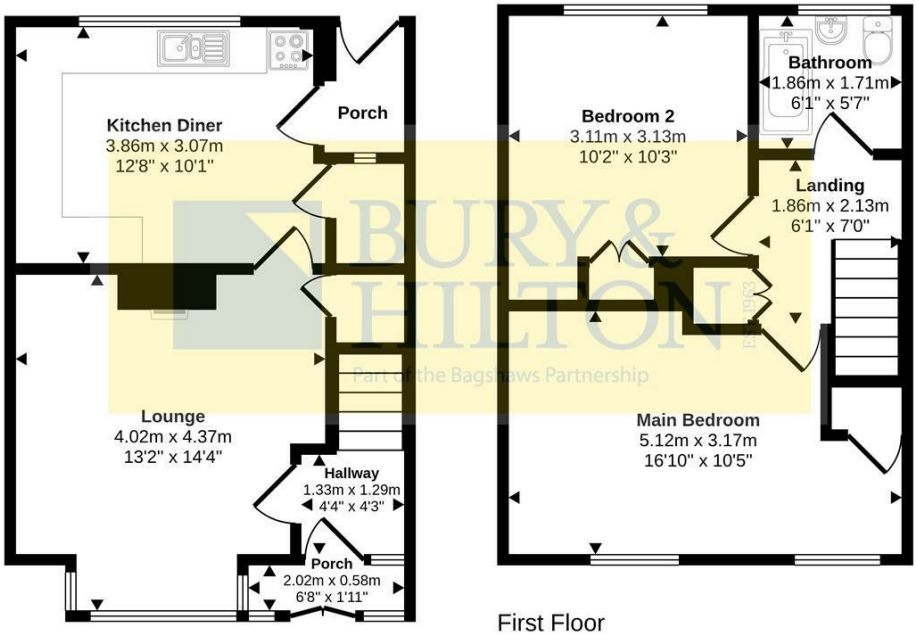
Bathroom
Bath. W.c. Wash basin. Radiator.

Outside
Front and rear garden areas with display borders, lawned area to rear and a useful brick built storage shed.

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.

Approx Gross Internal Area
73 sq m / 790 sq ft



Ground Floor
Approx 38 sq m / 404 sq ft

First Floor
Approx 36 sq m / 386 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.

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.

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

BAGSHAWS EST 1871
Land • Property • Livestock

6 Market Street, Leek, Staffordshire, ST13 6HZ
T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

arla | propertymark
The Property Ombudsman
RICS
OnTheMarket.com
rightmove
Zoopla