

15 Portland Street

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

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

15 Portland Street

Leek
ST13 6LA

* This large Victorian/Edwardian terraced townhouse is located in what is a well-established residential area off the main Ashbourne Road, being within easy walking distance of all age group local schools and the town centre with its associate amenities.

* The property itself provides spacious accommodation, having two reception rooms, kitchen and bathroom to the ground floor, three bedrooms at first floor level and two additional bedrooms at second floor level.

* The property is in need of some cosmetic improvement, but enjoys the benefit of gas central heating and upvc double glazing.

* This property could be of interest to the larger family.





Offers In The Region Of £175,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

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General Information

Lounge 12'2 x 10'9 (3.71m x 3.28m)
Electric fire and surround. Radiator. Carpet.

Living Room 12'2 x 12'10 (3.71m x 3.91m)
Fitted gas fire in stone surround. Radiator. Carpet. Store under stairs.

Kitchen 10'5 x 5'8 (3.18m x 1.73m)
Fitted with a range of units consisting of stainless steel sink unit base units, working surfaces and wall cupboards. Fully tiled walls. Plumbing for automatic washing machine. Gas boiler.

Rear Porch

Bathroom
Fully tiled walls and suite comprising bath, wash basin and WC. Radiator.

Stairs to First Floor Landing

Bedroom One 16'1 x 10'1 (4.90m x 3.07m)
Radiator.

Bedroom Two 10'3 x 9'3 (3.12m x 2.82m)
Radiator. Carpet.

Bedroom Three 13'7 x 6'7 (4.14m x 2.01m)
Radiator. Airing cupboard.

Stairs to:-

Bedroom Four 16'2 x 13'1 (4.93m x 3.99m)

Bedroom Five 16'1 x 13'5 (4.90m x 4.09m)

Outside
Forecourt to the front.
Enclosed rear yard.

Services
All mains services we understand are connected.
Gas central heating.
Upvc double glazing.

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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