

14 Portland Street

Staffordshire

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

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

14 Portland Street

Staffordshire
ST13 6LA

* This traditional terraced town house is conveniently situated in what is a well established residential area off the Ashbourne Road,
* Being well placed for local schools and for walking into the town centre where other amenities are available.
* The property itself provides good sized accommodation with two reception rooms, kitchen, two bedrooms and bathroom at first floor level.
* The property enjoys the benefit of gas fired central heating and Upvc double glazing and has a pleasant sized garden to the rear with lawned and decked areas.
* We consider the property an ideal first time buy.
* Inspection of this property is strongly recommended.
* The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £149,500

2	1	2	D

Leek - 01538 383344

leek@buryandhilton.co.uk

BURY & HILTON



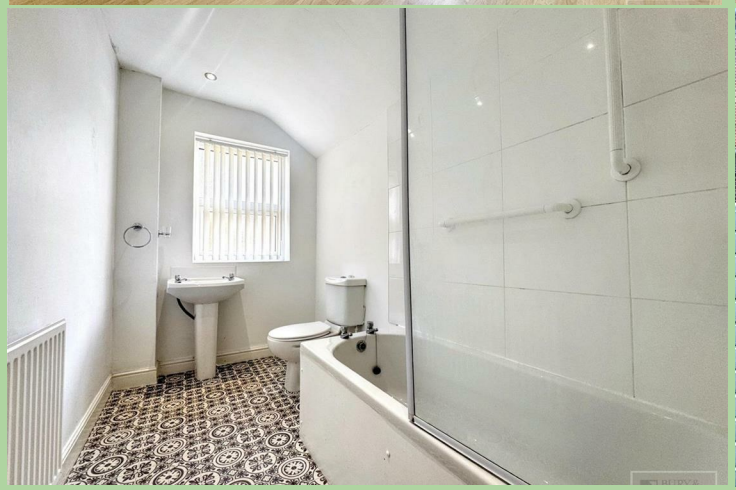














General Information

Living Room
Radiator. Bay window.

Dining Room
Radiator. Rear door. Stairs off. Understairs storage.

Kitchen
Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Gas hob, electric oven and extractor unit above. Spotlights. Plumbing point.

First Floor

Landing Area
Spotlights. Loft access.

Bedroom
Radiator.

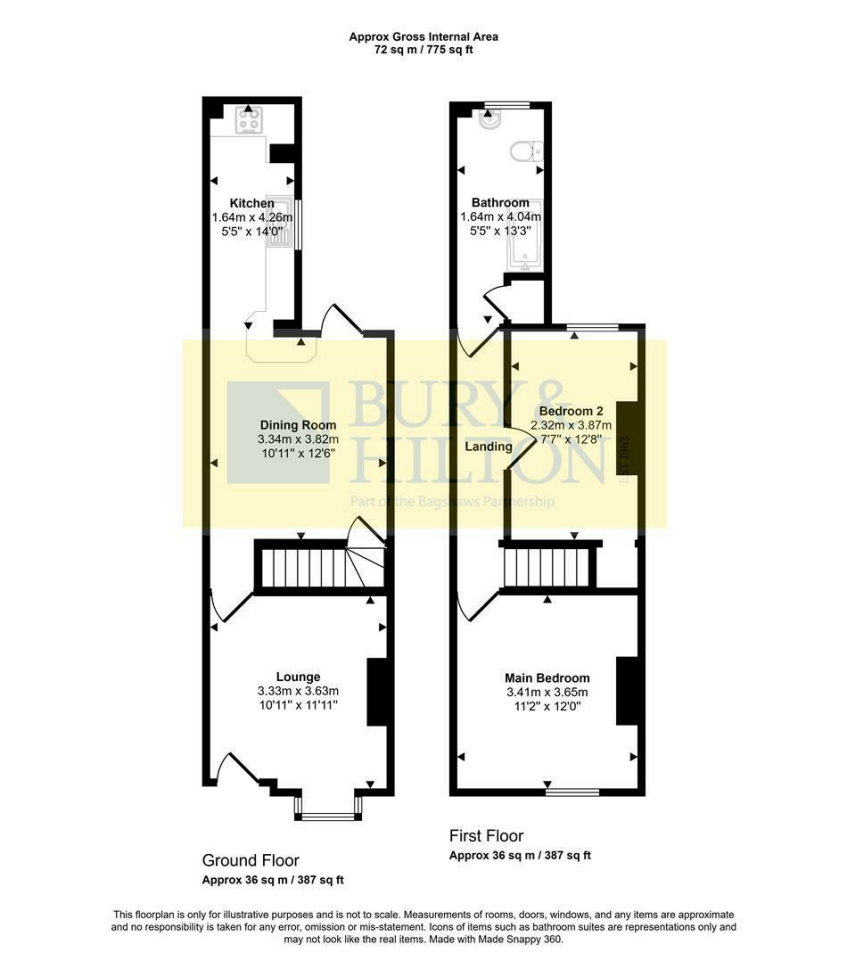
Bedroom
Radiator.

Bathroom
Bath with shower over. W.c. Wash basin. Radiator. Spotlights. Cupboard housing central heating boiler.

Outside
Garden to the rear with lawned and decked areas.

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.

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