

Baden Villa, 3 Hartington Street.

Leek

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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Leek
ST13 5PD

Nestled in the charming town of Leek, Hartington Street presents a splendid opportunity to acquire a delightful Victorian terraced town house. This property boasts an enviable location, conveniently situated within walking distance of the town centre, providing easy access to local amenities, shops, and transport links.

With five generously sized bedrooms, this home is perfect for families or those seeking extra space. The three reception rooms offer versatile living options, whether you desire a formal dining area, a cosy lounge, or a study for remote work. The character of the Victorian architecture is evident throughout, with elegant features that add to the home's charm.

Additionally, the property includes a basement garage, providing the option of secure parking or extra storage space, which is a rare find in such a central location. The rear yard /small garden area offers a private outdoor area, ideal for enjoying the fresh air or hosting gatherings with family and friends.

This Victorian townhouse combines the elegance of its period with the practicality of modern living, making it a wonderful place to call home. Don't miss the chance to view this exceptional property in Leek.

Offers In The Region Of £360,000

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Leek - 01538 383344

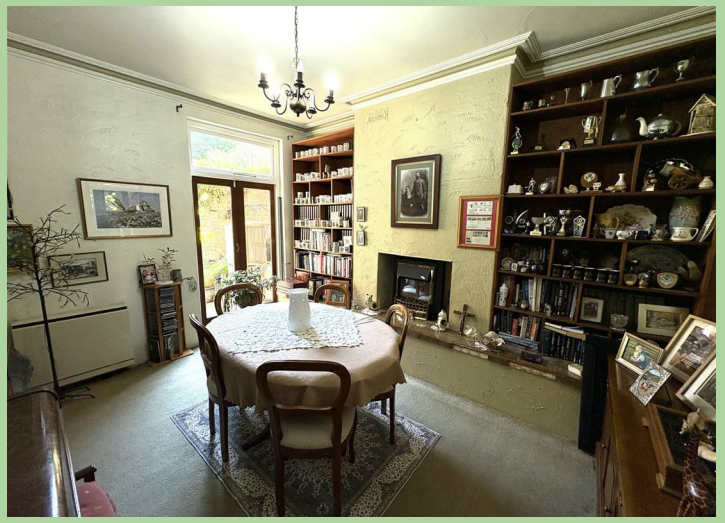
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General Information

Entrance hall
With attractive Minton tiled floor and store off understairs.

Lounge 13'4 x 16'2 into bay (4.06m x 4.93m into bay)
Gas fire with tiled surround and wooden carved mantle.

Dining room 14'1 x 11'9 (4.29m x 3.58m)
Raised tiled display shelf and fitted wooden shelving. Storage heater. French window with access to rear. Fitted carpet.

Living room 15'1 x 10'6 (4.60m x 3.20m)
Fitted gas fire with pine mantel over. Fitted carpet. Adjoining bar area

Kitchen 18'9 max x 10'6 (5.72m max x 3.20m)
Fitted with a range of units consisting sink units, base units and wall cupboards. Gas wall heater. Plumbing for automatic washing machine.

Cloakroom
Low level WC.

Stairs to first floor landing
Fitted carpet

Bedroom one 16'1 x 16'0 (4.90m x 4.88m)
With full range of fitted wardrobes. Feature tiled fireplace. Electric panel heater. Fitted carpet.

Bedroom two 14'2 x 12'0 (4.32m x 3.66m)
Fitted wardrobes. Electric panel heater. Wooden wall shelving. Fitted carpet.

Bedroom Three 10'6 x 10'1 (3.20m x 3.07m)
Gas heater. Fitted carpet.

Bathroom
Partly tiled with suite comprising corner jacuzzi bath, wash basin, shower cubicle and WC.

Stairs to 2nd flooring landing
Fitted carpet.

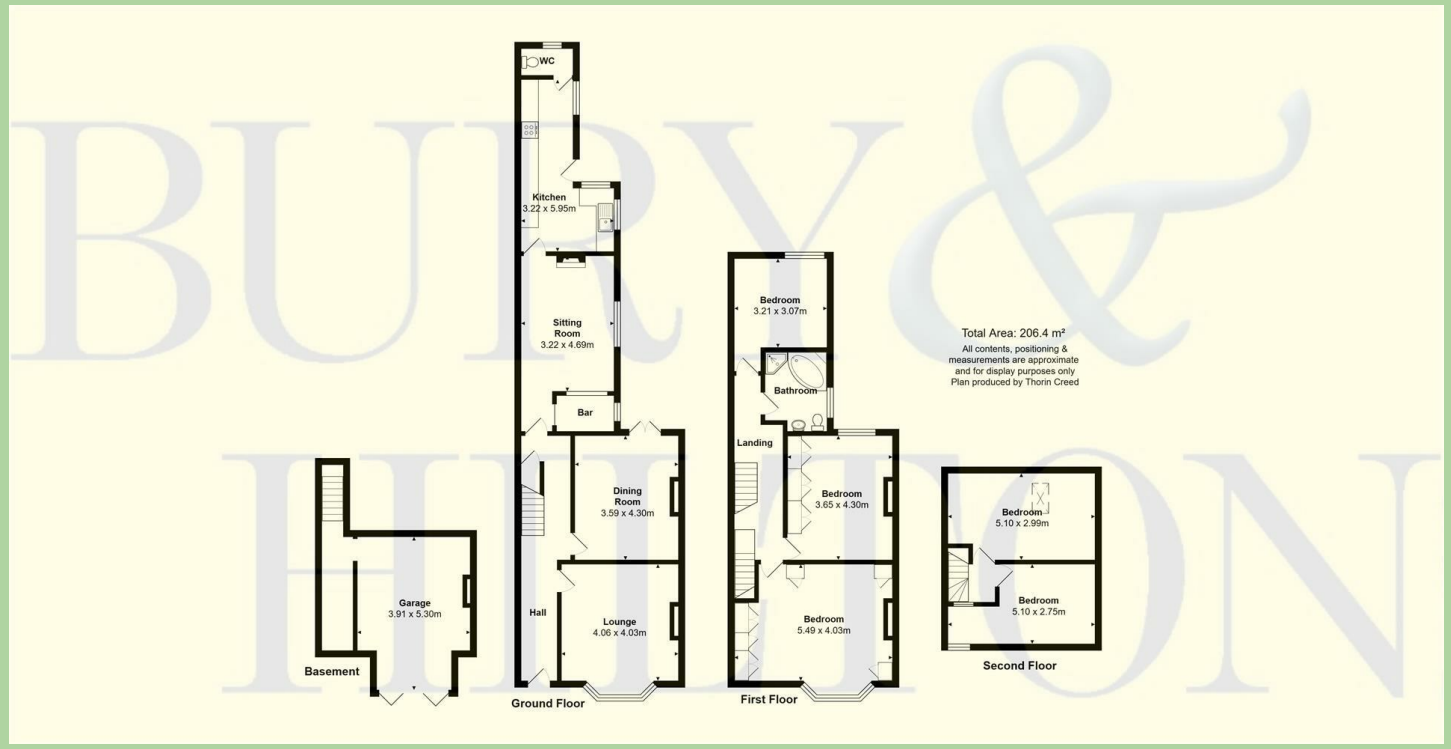
Bedroom four 16'8 x 8'11 (5.08m x 2.72m)
Fitted carpet.

Bedroom five 16'9 x 9'10 (5.11m x 3.00m)
Feature cast iron fireplace. Fitted carpet. Under eaves storage.

Outside
Block paved driveway leads to basement garage / storage 16'10 x 12'10. Enclosed rear yard/small garden area with flagged patio seating area.

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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