

1 Hartington Street

Leek

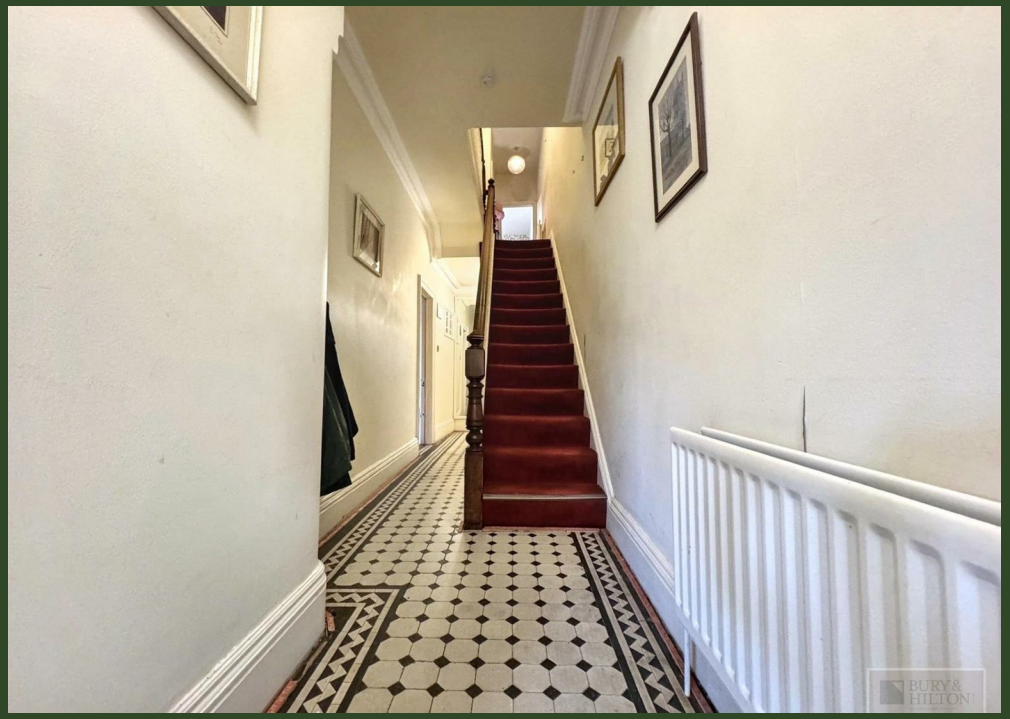
BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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1 Hartington Street

Leek
ST13 5PD

* This large Victorian end of terrace town-house is located in a very sought after residential street just on the outskirts of the town centre.
* The property offers some wonderful character and features with substantial four bedroomed accommodation that is arranged over three floors also with a useful cellar and the benefit off a garage / workshop.
* Accommodation briefly comprises: Entrance Porch, Entrance Hall with access to the Cellar, Two Reception Rooms, Dining Room with Pantry off, Kitchen, Rear Lobby, Utility Room and W.c to the ground floor. Landing Area, Three Bedrooms, Bathroom and W.c to the first floor. Landing Area, Fourth Bedroom and Shower Room are located on the top floor.
* Gardens to the front and side aspects with the garage / workshop being accessed via Hugo Street.
* A wonderful opportunity to create your next family home.
* For further information or to book a viewing please contact our Leek Office.





Offers In The Region Of £340,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

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General Information

Entrance Porch
Tiled floor. Access to:

Entrance Hall
Stairs off. Radiator. Access to Cellar.

Reception Room
Bay window. Radiator. Coving.

Reception Room
Radiator. Open fire. Coving.

Dining Room
Tiled floor. Radiator. Pantry off.

Kitchen
Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Radiator. Tiled floor. Cooker point.

Rear Lobby
Side door. Access to W.c and garage / workshop.

Utility Room
Plumbing point. Central heating boiler.

First Floor

Landing Area
Radiator. Stairs off.

Bedroom
Radiator. Bay window. Understairs storage.

Bedroom
Radiator. Wash basin.

Bedroom
Radiator.

Bathroom
Shower cubicle. Bath. Wash basin. Heated towel rail.

W.c
W.c. Wash basin.

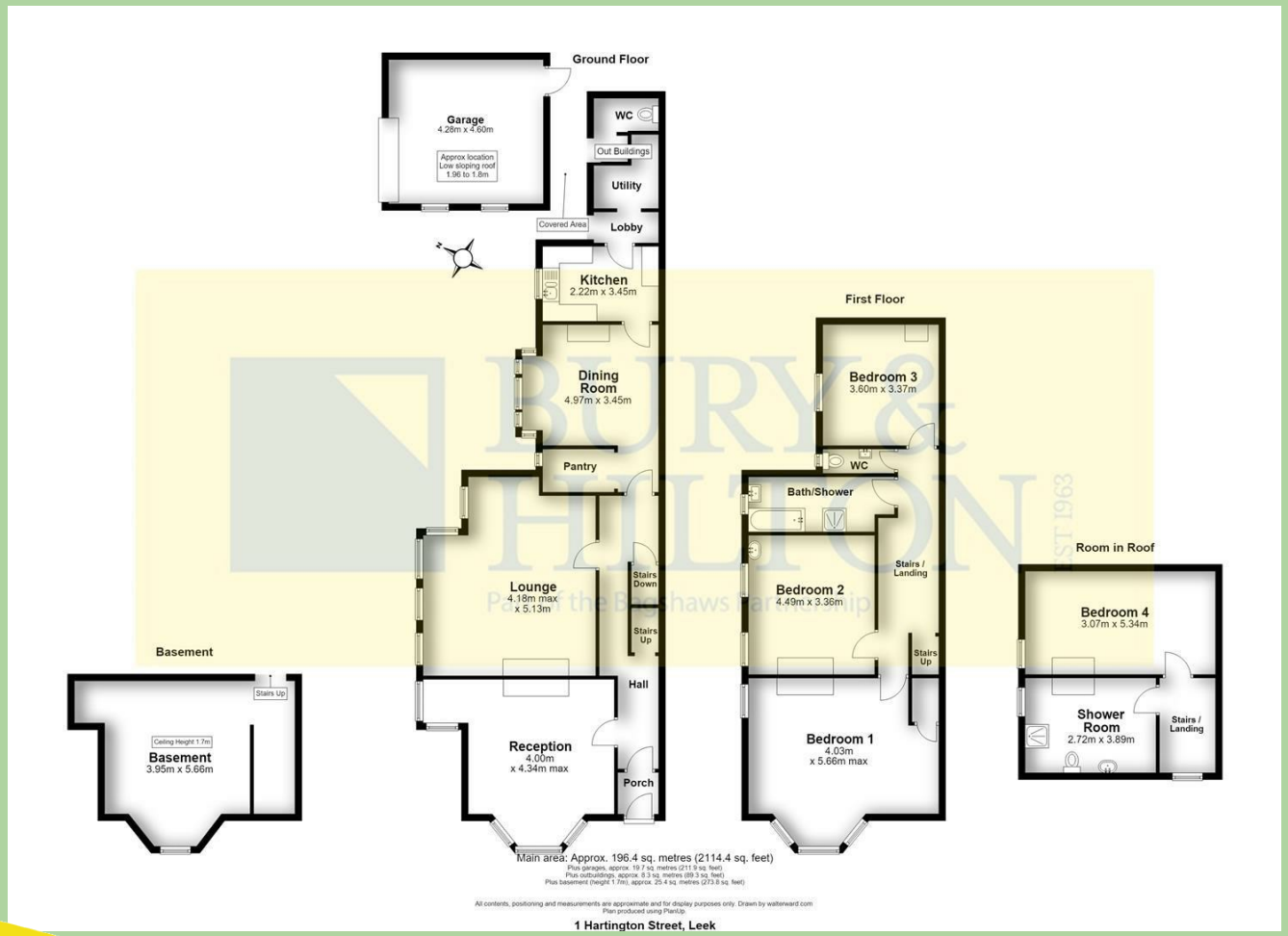
Second Floor
Landing Area

Landing Area
Loft access with pull down ladders.

Bedroom
Radiator.

Shower Room
Shower cubicle. W.c. Wash basin. Radiator.

Outside
Gardens to the front and side aspects with the garage / workshop being accessed via Hugo Street.



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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