



Grove Street, Leek, ST13 8DU.
Offers in Excess of £140,000

Est. 1930
**Whittaker
& Biggs**

Grove Street, Leek, ST13 8DU.

Whittaker & Biggs are pleased to present this fully renovated and reconfigured two bedroom mid-terrace property, situated in the convenient location of Leek, close to local amenities. Offered to the market with no upwards chain, this property is an ideal opportunity for first-time buyers or buy-to-let investors seeking a move-in ready home.

This property has undergone extensive refurbishment to meet rental standards, making it an attractive investment option. The renovation works include new doors and windows, a new kitchen and bathroom, a new central heating system, as well as being re-plumbed and re-wired, ensuring modern comfort and functionality.

The ground floor of the property comprises a welcoming living room, an inner hallway with a staircase leading to the first floor, a dining room, a well-appointed kitchen, and a convenient WC/store room.

To the first floor are two bedrooms and a stylish bathroom, providing comfortable and contemporary living spaces.

Externally, the property features a low-maintenance yard to the rear, mainly laid with stone flagging. This offers a practical outdoor space that requires minimal upkeep.

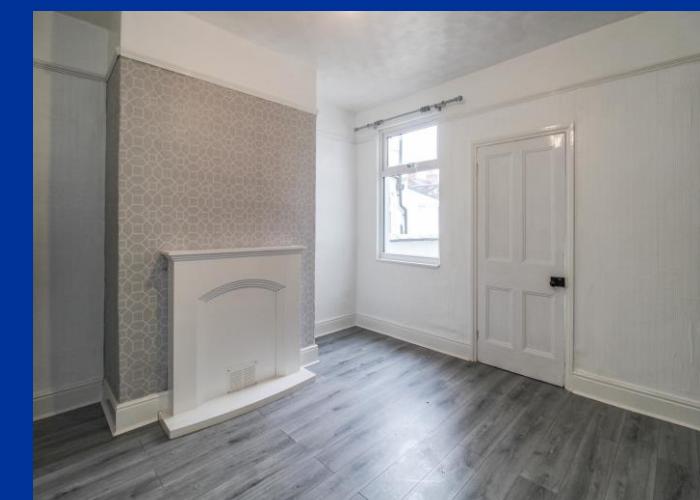
In summary, this fully renovated and reconfigured two bedroom mid-terrace property is an excellent opportunity for first-time buyers or investors looking for a hassle-free investment. The prime location, coupled with the comprehensive refurbishment, makes this property highly desirable.

A viewing is highly recommended to fully appreciate the quality and convenience on offer.

The information regarding the works carried out has been provided to Whittaker & Biggs by the vendor. However, it is important to note that Whittaker & Biggs has not received any paperwork or documentation to confirm these works.

Situation

Located in the popular West End of the town, being within easy walking distance of the town centre and all its amenities. The busy market town of Leek, boasts many traditional shops with supermarkets to include Sainsburys, Asda and Morrisons to name a few.



Living Room 11' 1" x 12' 1" (3.37m x 3.68m)
UPVC double glazed door and window to the front elevation, radiator.

Externally
To the rear, stone flagged patio.

Inner Hallway
Staircase to the first floor.

Dining Room 12' 1" x 12' 0" (3.69m x 3.66m)
UPVC double glazed window to the rear elevation, radiator, under stairs storage cupboard.

Kitchen 8' 11" x 6' 8" (2.71m x 2.03m)
UPVC double glazed window to the side elevation, units to the base and eye level, four ring gas hob, extractor fan, electric oven, composite one and half bowl sink unit with drainer, plumbing for washing machine.

Cloakroom 8' 11" x 6' 7" (2.71m x 2.01m)
Door and window to the side elevation, lower level WC, pedestal wash hand basin, wall mounted Baxi boiler.

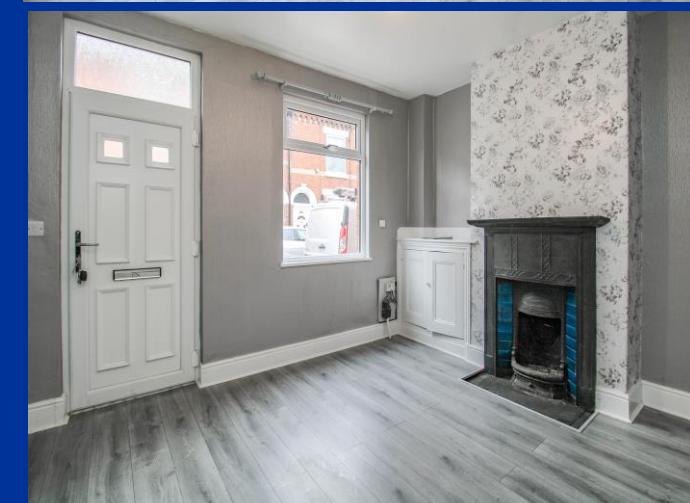
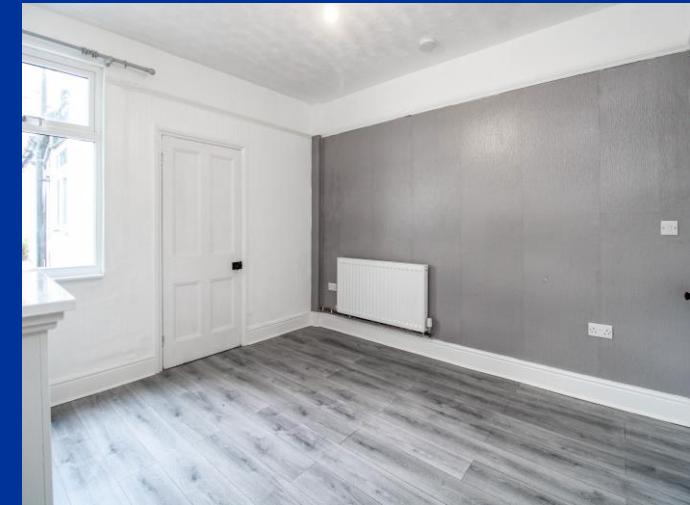
First Floor

Landing
Radiator, loft access.

Bedroom One 11' 1" x 12' 1" (3.37m x 3.68m)
UPVC double glazed emergency window to the front elevation, radiator.

Bedroom Two 11' 11" x 8' 8" (3.64m x 2.65m)
UPVC double glazed emergency window to the rear elevation, radiator.

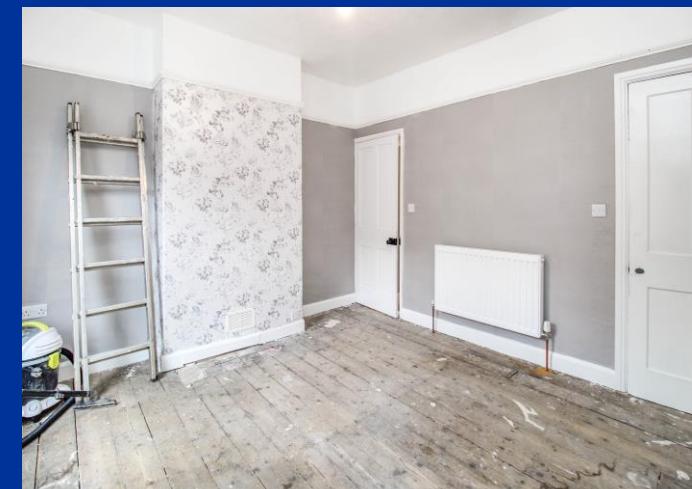
Bathroom
UPVC double glazed window to the side elevation, chrome ladder radiator, freestanding bath with freestanding tap and shower, lower level WC, pedestal wash hand basin.



Note:
Council Tax Band: A

EPC Rating: C

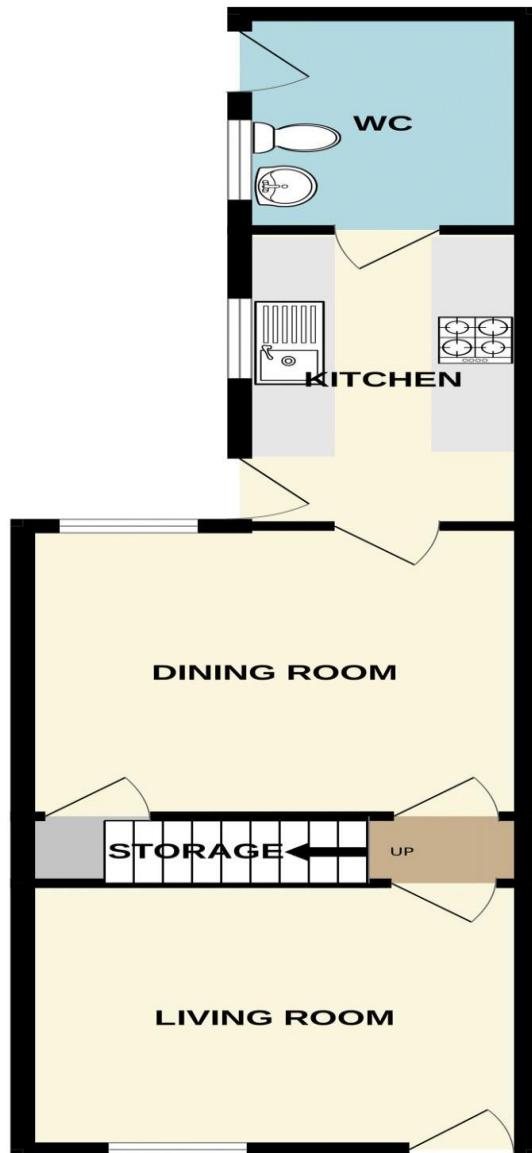
Tenure: believed to be Freehold



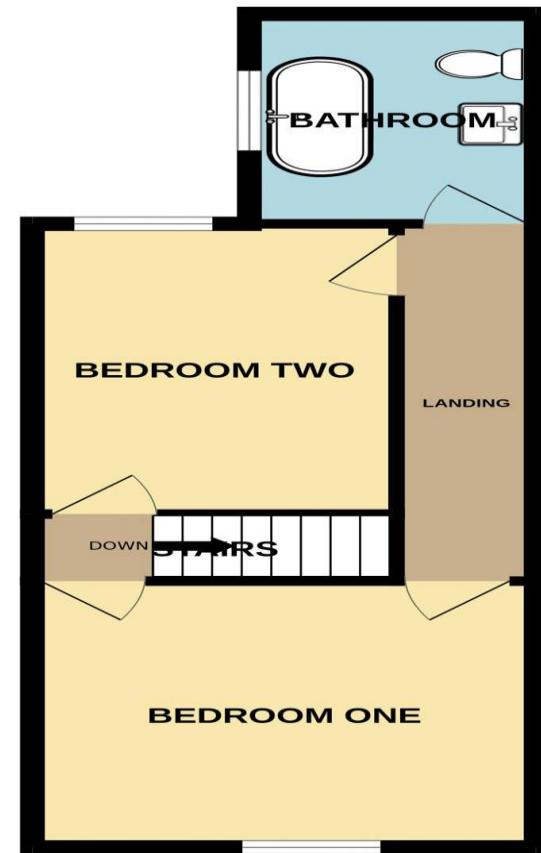




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Directions

From our Derby Street, Leek, offices turn left into Ball Haye Street. Follow this road and at the traffic lights turn left into Stockwell Street. Follow this road and after passing the Old Church as the road begins to descend take the left hand fork into West Street. Follow this road taking the third right into Grove Street where the property is located on the right hand side.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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