



22 Grove Street

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

## 22 Grove Street

Leek  
Staffordshire  
ST13 8DU

- ◆ Are you looking for your first home to get you onto the property ladder or maybe as a buy to let investment? Then look no further than this fantastic mid terrace on Grove Street.
- ◆
- ◆ The property is ideally situated in the west end of the town for shops, schools and other amenities.
- ◆
- ◆ The property benefits from gas fired central heating and double glazing and briefly comprises: Living Room, Dining Kitchen, Rear Hall and Bathroom to the ground floor. Landing Area and Two double Bedrooms to the first floor.
- ◆
- ◆ To the rear of the property is an enclosed yard area and garden plot that is block paved.

\* Offered to the market with no upward chain involved.

**Offers in the region of : £120,000**



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Council  
Tax

A



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# ACCOMMODATION

## **Living Room 11'10 x 11'5 (3.61m x 3.48m)**

Radiator. Gas fire.

## **Kitchen 9'6 x 9'2 (2.90m x 2.79m)**

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Cooker point. Understairs storage. Stairs off. Wall mounted boiler. Radiator.

## **Rear Hall**

Rear door. Storage cupboard. Access to:

## **Bathroom 5'3 x 5' (1.60m x 1.52m)**

Bath with wall mounted shower. W.c. Wash basin. Heated towel rail.

## **Landing Area**

Loft access.

## **Bedroom 11'11 x 11'5 (3.63m x 3.48m)**

Radiator. Fitted wardrobes.

## **Bedroom 9'4 x 9'9 (2.84m x 2.97m)**

Radiator.

## **Outside**

To the rear of the property is an enclosed yard area and garden plot that is block paved.



**GROUND FLOOR**  
APPROX. 27.8 SQ. METRES (299.0 SQ. FEET)



**TOTAL AREA: APPROX. 51.4 SQ. METRES (552.8 SQ. FEET)**

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

**Viewing**

By prior appointment with the Leek office

**Agents Note**

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