





# 44 Grove Street

Leek



# **44 Grove Street**

Leek Staffordshire, ST13 8DU

This exceptionally well presented two bedroom mid-terrace is located on a very popular street just on the outskirts of the town centre, offering easy access to shops and the popular schools in the area.

The property is considered an ideal first time purchase and is in superb condition to move into right away.

Benefiting from double glazing and has fired central heating, the property briefly comprises: Entrance Hall with a feature tiled floor, Sitting Room, Living Room and a fabulous Kitchen with double doors leading out to the rear garden. Landing Area, Two Bedrooms and Bathroom to the first floor.

Yard and garden area to the rear which is mainly paved and gravelled offering low maintenance.

**Offers Over: £150,000** 









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**TBC** 

Leek Office - 01538 383344



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# **Accommodation**

### **Entrance Porch**

Feature tiled floor. Radiator.

**Sitting Room** 11'1 x 8'5 (3.38m x 2.57m) Radiator. Wood flooring.

**Living Room** 12'11 x 11'5 (3.94m x 3.48m) Wood flooring. Stairs off. Radiator. Wall mounted feature gas fire. Double doors to:

**Kitchen** 11'10 x 10' (3.61m x 3.05m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Integrated dishwasher and washing machine. Gas hob, electric oven and extractor unit above. Cupboard housing central heating boiler. Tiled floor. Electric heater. Spotlights. Double doors to rear.

# **Landing Area**

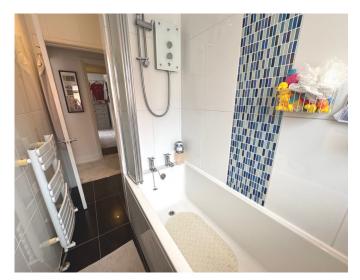
Loft access.

**Bedroom** 11'5 x 11'1 (3.48m x 3.38m) Radiator. Built-in storage cupboards.

**Bedroom** 12'10 x 6'6 (3.91m x 1.98m) Radiator. Built-in storage cupboard.

#### **Bathroom**

Bath with shower over. W.c. Wash basin with storage unit below. Tiled walls. Tiled floor. Spotlights.





AWAITING FLOOR PLAN

Yard and garden area to the rear which is mainly paved and gravelled offering low maintenance.

#### **Tenure & Possession**

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band A & D

#### **Viewing**

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

#### **Method of Sale**

This property is to be sold by Private Treaty

#### Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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