



44 Grove Street

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

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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**BURY &
HILTON**
EST. 1989





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.



Outside



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.

AWAITING FLOOR PLAN



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