



**30 Grove Street, Leek, Staffordshire, ST13 8DU**

**Offers over £145,000**

A charming two-bedroom mid-terrace property situated on the outskirts of the popular town centre. With spacious and versatile accommodation, this property is well-suited for those looking to be within walking distance of a range of local amenities.

### Denise White Estate Agent Comments

Ideally located within walking distance of a wide range of local amenities, this well-maintained two-bedroom mid-terrace property offers thoughtfully arranged accommodation throughout, making it an excellent choice for first-time buyers or investors.

Internally, the home features two generously sized and neutrally decorated reception rooms, offering versatile living and dining space. One of the reception rooms is enhanced by a striking feature fireplace, adding character and charm. The galley-style kitchen sits beyond, providing direct access to the rear yard, as well as to a sizeable additional room with a WC. This extra space offers great potential and could be transformed into a large utility room.

To the first floor are two double bedrooms, both designed with practicality in mind. To the rear, a standout bathroom serves both rooms – a stylish and well-appointed space complete with a freestanding bath.

Externally, the property benefits from a low-maintenance paved yard to the rear, offering private outdoor space.

Offering a blend of character, space, and future potential, this well-located home is not to be missed.

### Location

Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to

speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.



## Living Room

11'0" x 12'0" (3.37 x 3.67 )



Laminate flooring. Wall mounted radiator. UPVC door to the front aspect. UPVC double glazed window to the front aspect. Built in cabinets housing, consumer unit. Feature fireplace. Ceiling light.

## Dining Room

12'0" x 11'11" (3.66 x 3.65 )



Continued laminate flooring. Wall mounted radiator. Feature fireplace. UPVC double glazed window to the rear aspect. Under stairs storage cupboard. Picture railing. Ceiling light. Access into:-

## Kitchen

5'8". x 6'6" 9'10" (1.74. x 2.03 )



Continued laminate flooring. A range of wall and base units with laminate work surfaces above. Integrated electric oven with gas, hob and extractor above, sink and drainer unit with mixer tap above. Space for freestanding fridge freezer. UPVC door to the side aspect. UPVC window to the side aspect. Ceiling light. Access into:-

## Utility Area/ WC

8'10" x 6'7" (2.70 x 2.01 )



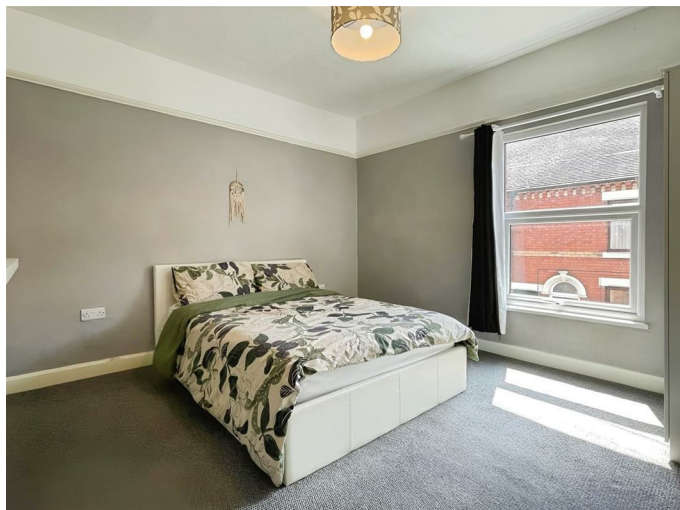
Continued laminate flooring. Wall mounted radiator. Wall mounted combination boiler. Pedestal wash handbasin. Low-level WC. UPVC door to the side aspect. Obscured UPVC double glazed window to the side aspect. Ceiling light. Extractor fan.

### First Floor Landing

Wooden flooring. Access into both bedrooms. Coving. Ceiling light.

### Bedroom One

11'1" x 12'1" (3.39 x 3.69 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Picture railing. Access into inner hall. Ceiling light.

### Bedroom Two

11'10" x 6'6" 213'3" (3.63 x 2.65 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Access into inner hall. Ceiling light.

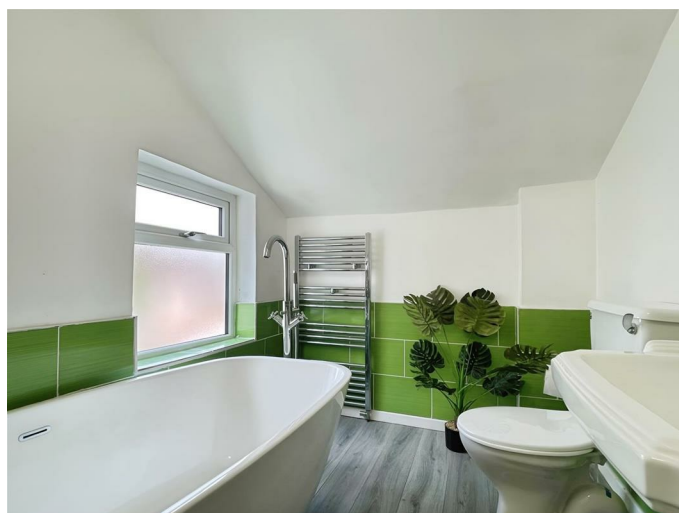
### Inner Hall

15'5" x 2'9" (4.71 x 0.86 )

Fitted carpet. Wall mounted radiator. Loft Access. Ceiling light.

### Bathroom

8'10" x 6'8" (2.71 x 2.05 )



Laminate flooring. Freestanding bath with freestanding tap and shower attachment. Lifestyle towel rail. Low-level WC. Pedestal wash handbasin. Obscured UPVC double glazed window to the side aspect. Wall light. Extractor fan.

### Outside



To the rear of the property is a low maintenance paved yard.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

No Upward Chain

### **Please Note**

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### **About Your Agent**



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Require A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.



## WE WON!



### Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

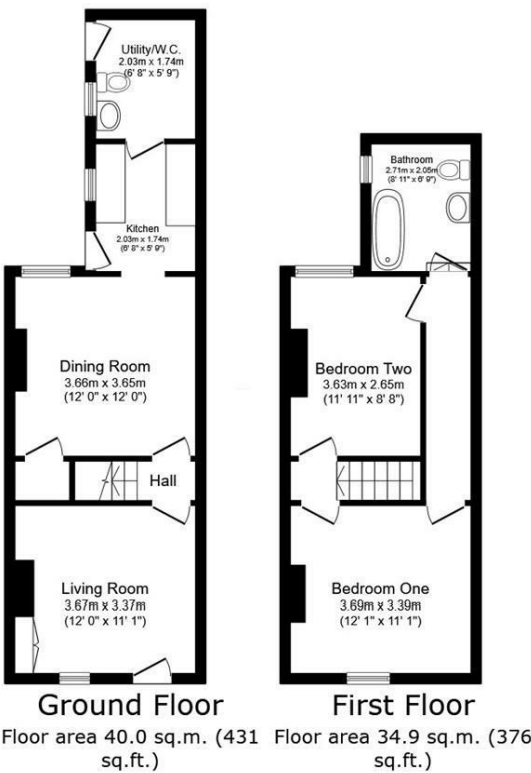
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan

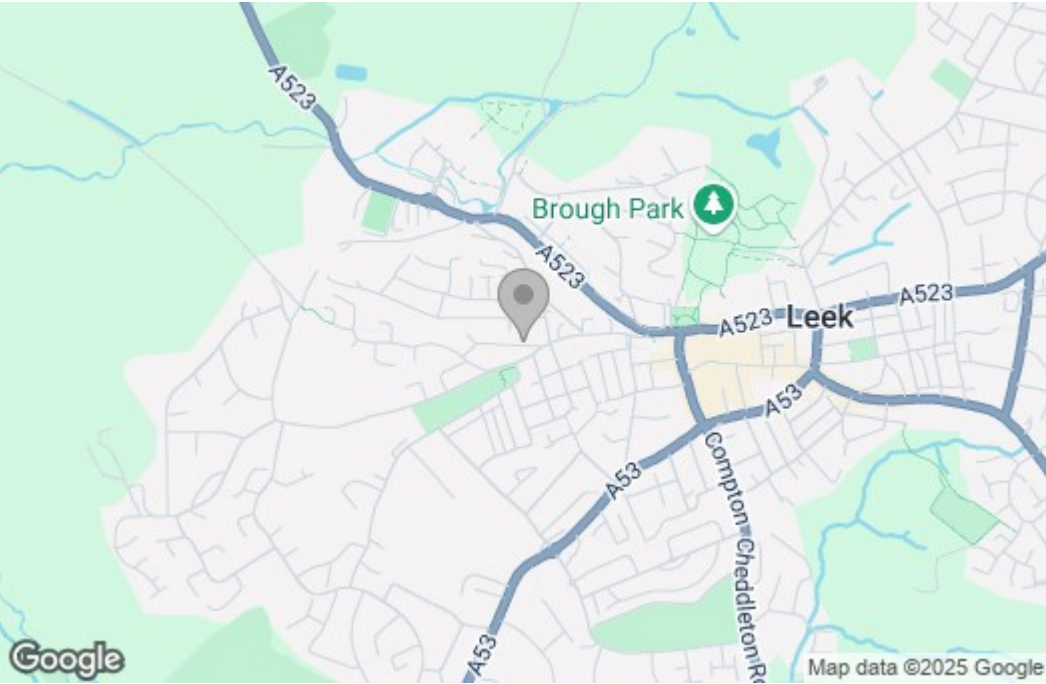


Total floor area: 74.9 sq.m. (806 sq.ft.)

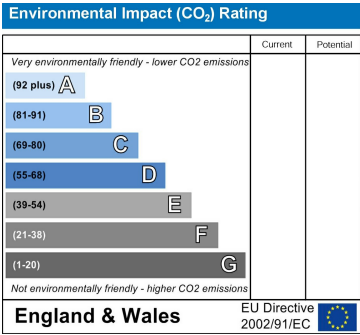
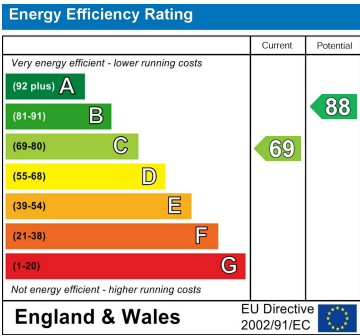
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.