



20 Grove Street, Leek, Staffordshire, ST13 8DU

Offers over £140,000

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'A home is one of the most important assets that most people will ever buy. It's not just a house, it's the place where you will create memories.' - Unknown

Step inside this well-presented terrace property just a short stroll from the vibrant town centre of Leek. With two double bedrooms and stylish accommodation, this property is the perfect fit for first time buyers, couples, or downsizers.

Denise White Estate Agent Comments

Situated just a short distance from the town centre, this well-maintained two-bedroom terraced home offers a fantastic opportunity for first-time buyers, couples, or those looking to downsize. With its neutral, welcoming décor and thoughtfully arranged spaces, this property combines comfort and practicality in equal measure.

The ground floor features a cosy living room complete with built-in storage and shelving, creating a functional space to relax. The stylish kitchen diner boasts classic shaker-style cabinets, as well as direct access to the first floor. To the rear, a handy utility room provides additional storage, adding to the home's versatility.

Upstairs, there are two spacious double bedrooms. The principal bedroom is positioned at the front of the property and benefits from dual windows, allowing natural light to flood the room. The additional space gained from the alleyway enhances the upstairs layout, allowing for a bathroom that serves both bedrooms.

Outside, the low-maintenance enclosed yard is laid with astroturf and includes a small decked area – perfect for enjoying warmer days without the upkeep.

This attractive home combines style, comfort, and convenience, making it a must-see for buyers looking to settle close to local amenities while enjoying a peaceful residential setting.

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

11'10" x 11'6" max (3.62 x 3.51 max)



Fitted carpet. Wall mounted radiator. Gas fire. UPVC double glazed window to the front aspect. Access to kitchen. Ceiling light.

Kitchen

11'10" x 9'6" (3.61 x 2.90)



Tiled flooring. Wall mounted radiator. Range of wall and base units. Drainer style sink unit. Cooker. Fridge freezer. Stairs to first floor accommodation. UPVC double glazed window to the rear aspect. Ceiling light. Access into:-

Utility

6'2" x 3'6" (1.90 x 1.08)



Tiled flooring. Plumbing for washing machine. Wall mounted boiler. UPVC double glazed window to the rear aspect. Access to outside. Ceiling light.

First Floor Landing

Fitted carpet. Inset spotlights.

Bedroom One

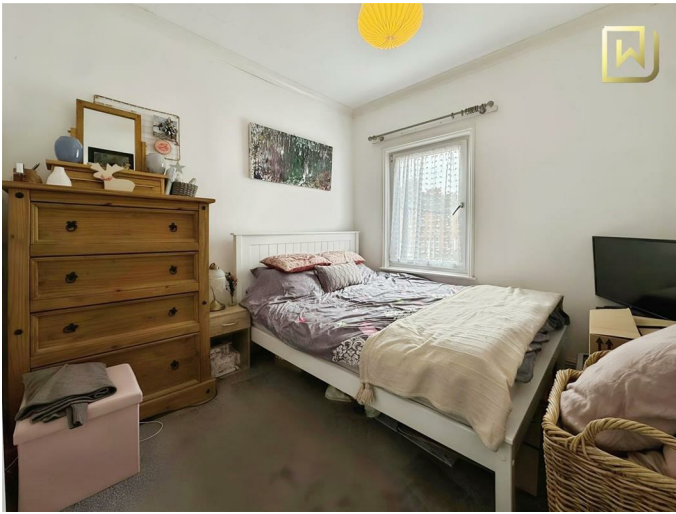
11'5" x 15'5" max (3.50 x 4.70 max)



Fitted carpet. Wall mounted radiator. Two UPVC double glazed windows to the front aspect. Wardrobes and chest of drawers included. Ceiling light. Loft ladder access to a fully boarded loft, providing excellent storage space

Bedroom Two

9'8" x 9'1" (2.95 x 2.77)



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

Bathroom

9'6" x 6'0" max (2.92 x 1.83 max)



Vinyl flooring. Wall mounted radiator. Wash hand basin. WC. Bath, with fitted shower above and glazed shower screen. Obscured UPVC double glazed window to the rear aspect.

Outside



To the rear of the property is a paved gated yard with an enclosed yard laid with Astroturf and a raised decking area beyond with an alley way leading to the front of the property.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

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.

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.

Property To Sell Or Rent?

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 Will 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.

Need A Mortgage Advisor?

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

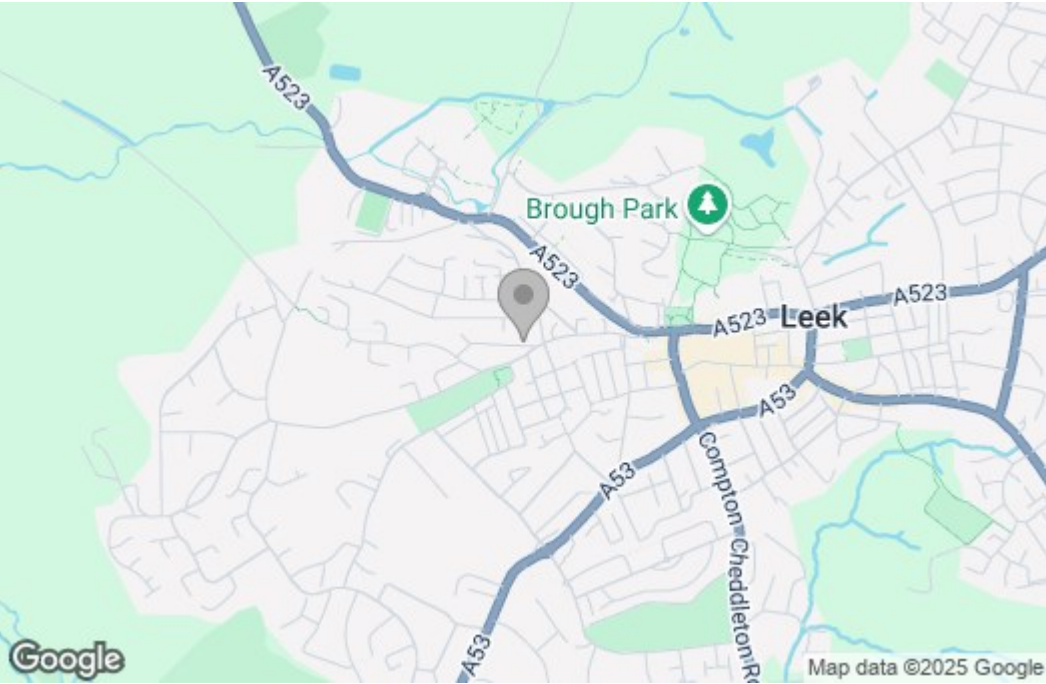
Floor Plan

GROUND FLOOR

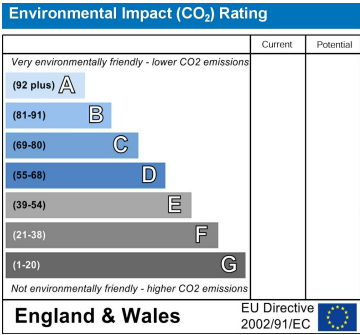
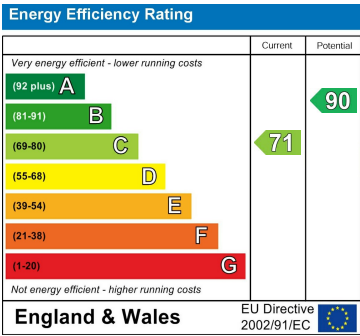


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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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.