



64 Grangewood Road, Stoke-On-Trent, ST3 7AZ

Offers in excess of £180,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

This beautifully maintained semi-detached home sits on a generous corner plot on Grangewood Road and offers modern, well-presented family accommodation. The property features a spacious lounge with a bay window, a stylish kitchen with integrated appliances, and three well-proportioned bedrooms. Externally, it benefits from front and rear gardens, a gated driveway for two vehicles and a detached garage. Ideally located close to schools, shops, and excellent transport links, this is a fantastic opportunity for families or first-time buyers alike.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

A beautifully maintained semi-detached home, positioned on a sizeable corner plot along the popular Grangewood Road in Meir. Tastefully improved by the current owners, this property offers stylish and practical accommodation ideal for modern family living.

To the ground floor, a small entrance hall greets you, with stairs rising to the first floor and a door leading through to a welcoming Lounge; a spacious reception room, positioned to the front aspect, featuring a bay window and a contemporary inset log-burning effect gas fire. The Kitchen sits to the rear of the property and has been fitted with a modern range of high-quality units, integrated appliances, and a breakfast bar, offering a perfect space for both casual dining and cooking. From the Kitchen, a rear hallway provides access to the downstairs WC and the rear garden.

To the First Floor, the property boasts Two Generous Double Bedrooms, alongside a Well-Proportioned Single Room, ideal as a nursery, office or child's bedroom. Completing the accommodation is a Modern Family Bathroom.

Externally, this lovely home sits on a fabulous corner plot, with well-presented gardens to both the front and rear aspects. A gated driveway to the side provides off-road parking for two vehicles and leads to a detached single garage—offering additional storage or potential workshop space.

Situated in a well-established residential area, the property is conveniently placed for local schools, shops, and everyday amenities. Excellent transport links include easy access to the A50, providing routes towards Stoke-on-Trent city centre, Newcastle-under-Lyme, and the M6 motorway (junction 15).

A superb family home offering comfort, convenience and style — early viewing is highly recommended.

Entrance Hall



Composite entrance door to the front aspect. Laminate flooring. Radiator. uPVC window to the side aspect. Exposed brick walls. Stairs leading to the first floor. Ceiling light. Door leading into: –

Lounge

15'9" x 12'10" (4.82 x 3.92)



Laminate flooring. Radiator. Inset log burning effect gas fire. uPVC bay window to the front aspect. Coving to the ceiling. Ceiling light. Door leading to the Kitchen.

Kitchen

10'11" x 9'3" (3.35 x 2.82)



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated four ring induction hob with extractor over and double electric oven. Breakfast bar. Integrated fridge freezer and washing machine. Tiled flooring. Part tiled walls. uPVC window to the rear aspect. Ceiling spotlights. Opening into:-

Rear Hall

Tiled flooring. Space for a tumble dryer. Composite door to the side aspect. Obscured uPVC window to the side aspect. uPVC door leading to the rear garden. Two ceiling lights. Door leading into:-

WC



Fitted with a low-level WC. Tiled flooring. Obscured uPVC window to the rear aspect. Ceiling light.

First Floor Landing



Laminate flooring. uPVC window to the side aspect. Feature exposed brick walls. Ceiling light. Loft access. Doors leading into:-

Bedroom One

10'5" x 9'3" (3.20 x 2.82)



Carpet. Radiator. uPVC window to the front aspect. Ceiling spotlights.

Bedroom Two

12'7" x 7'8" (3.85 x 2.35)



Laminate flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Three

9'2" x 6'11" (2.80 x 2.12)



Laminate flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom

6'7" x 4'9" extending to 7'2" (2.02 x 1.45 extending to 2.20)



Fitted with a suite comprising of 'P' shaped Jacuzzi style bath with rainfall showerhead over, wall mounted wash hand basin and low-level WC. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the front aspect. Ceiling spotlights.

Outside

The property enjoys generous outdoor space thanks to its sizeable corner plot position. To the front, a neatly maintained lawn area offers an attractive first impression whilst the rear garden is enclosed for privacy and provides an ideal space for both relaxation and family enjoyment, featuring a lawned area perfect for children to play, alongside a paved patio—ideal for outdoor dining and entertaining. A gated driveway runs along the side of the property, providing secure parking for two vehicles and leading to a detached single garage, offering additional storage or workshop potential.

Garage

18'3" x 11'10" (5.58 x 3.62)

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council 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 advice.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

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.

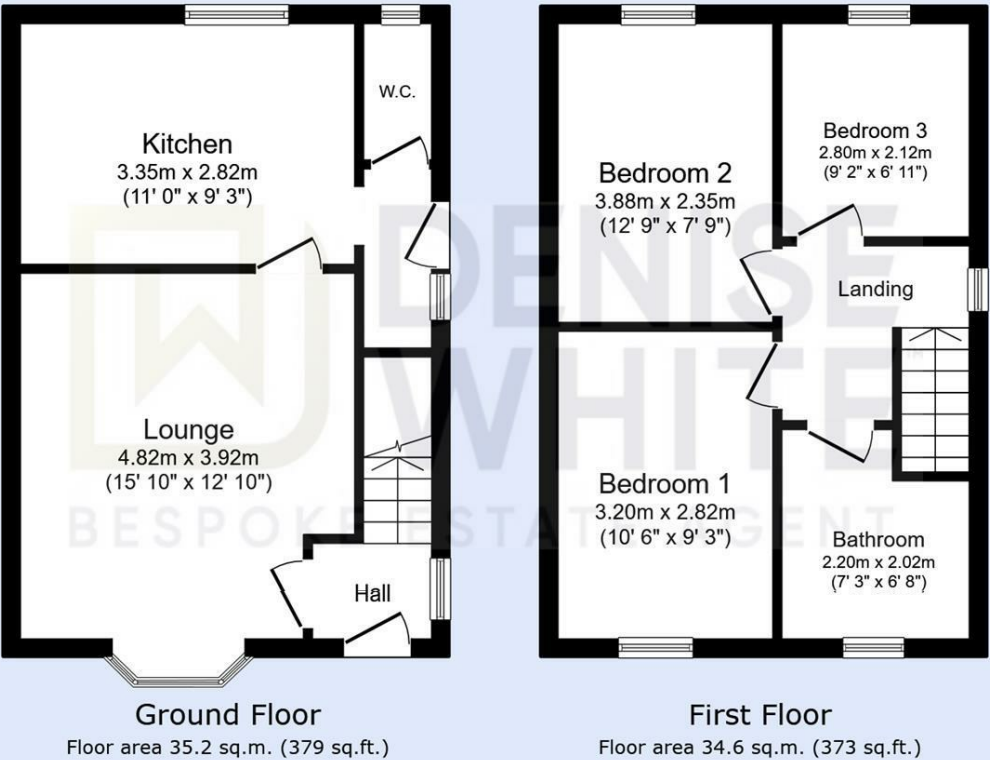
You Need A Solicitor!

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 Need 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.

Floor Plan

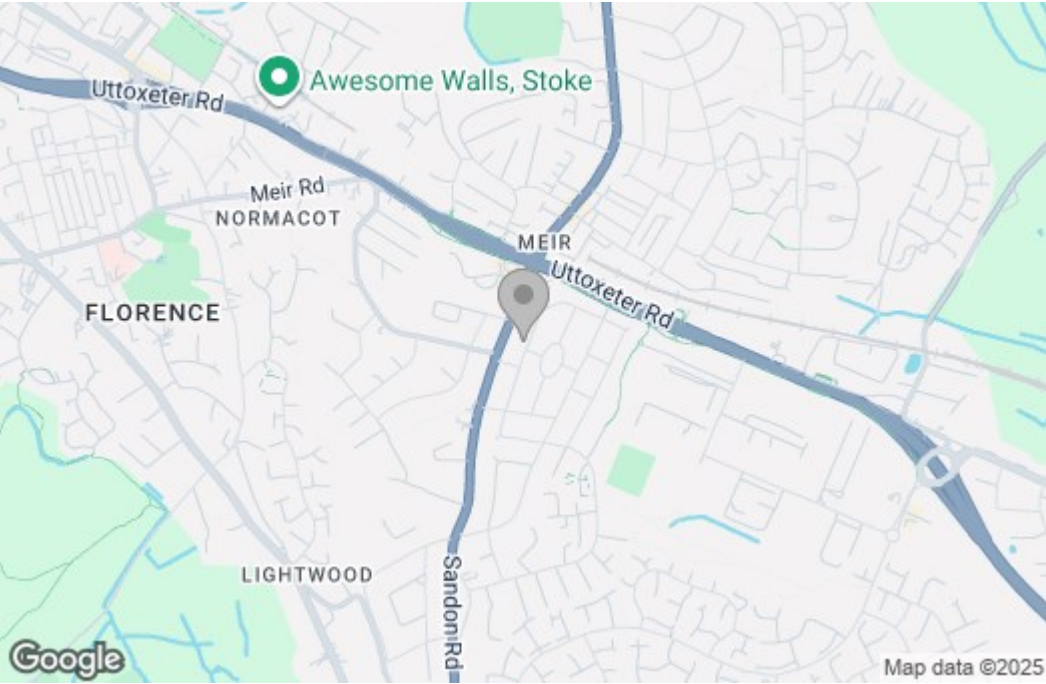


Total floor area: 69.8 sq.m. (752 sq.ft.)

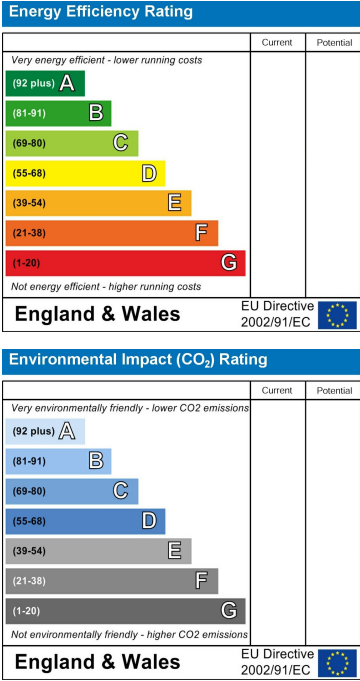
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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.