



## 58 Grove Street, Leek, ST13 8DU

**Price:** Offers Around £137,500

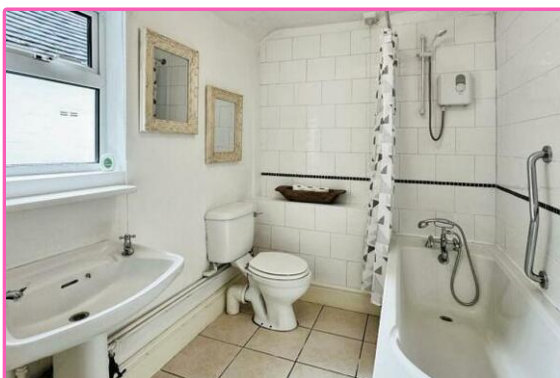
- Ideal for First Time Buyers or Investors
- Gas central heating and uPVC Double Glazing
- Lounge & Kitchen Diner
- Walking distance to the town centre
- Yard and rear GARDEN
- No Upward Chain
-

A great opportunity idea for First Time Buyers, Investors or anyone looking to downsizing, and the added bonus is that 58 Grove Street has a wonderful rear garden, a rarity for a terraced property. Situated on a popular street in the West end of Leek, yet close to local amenities and within walking distance to the town centre - this is a real gem.

Benefitting from gas central heating and uPVC double glazing throughout, the accommodation is well presented and spacious. On the ground floor you have the lounge, a wonderful kitchen diner, with the rear porch leading to the bathroom. The bathroom has a full suite with shower over the bath. The two generous double sized bedrooms are on the first floor.

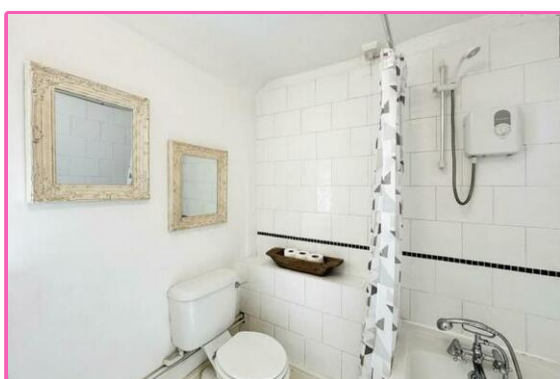
Externally the property has some wonderful brick work to the front elevation retaining some of the Victorian charm of the area. The rear of the property offers the normal yard area, which is suitable for garden furniture, and a useful storage outbuilding. Then there is the added bonus of the garden, mainly laid to lawn but offering endless possibilities suitable to your needs. A full enclosed area with a path to the side, and there is access back to Grove Street.

This charming home offers an opportunity for someone to put their stamp on it, and is offered to the market with NO UPWARD CHAIN.



**Lounge: 11'2" x 11'7"**

A spacious room with a window to the front aspect that allows natural daylight to flow in. Laminate floor covering. Radiator. uPVC door to the front elevation.



**Kitchen Diner 12'6" x 12'8"**

A great sized room with ample room for a dining table and chairs. A full range of wall and base units providing storage and work surfaces. Inset sink unit with mixer tap. Electric cooker with extractor hood over. Wall mounted gas fired boiler. Tiled splashbacks. Plumbing for automatic washing machine. Radiator. Ceramic tiled flooring. Window to the rear overlooking the garden. Understairs storage cupboard.





**Rear Porch**

A useful area for coat hooks, and the rear door out to the garden. Tiled flooring.



**Bathroom 6'1" x 8'3"**

A white suite with panelled bath having a hand held shower attachment and an electric shower over with curtain. Pedestal wash hand basin and low level W.C. Tiled walls and flooring. Radiator. Window to the side aspect.



**First Floor**



**Bedroom One 11'7" x 12'8"**

A double sized bedroom with a useful storage cupboard. Radiator. Window to the rear elevation over looking the garden.



**Bedroom Two 11'7" x 11'2"**

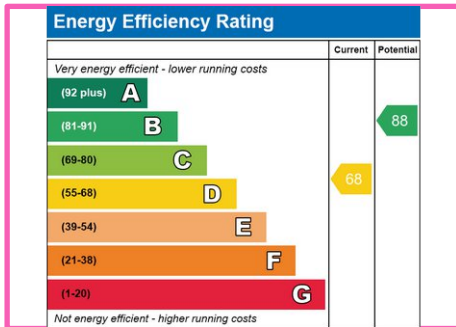
A double proportioned bedroom with a window to the front aspect. Radiator.

Floor Plan



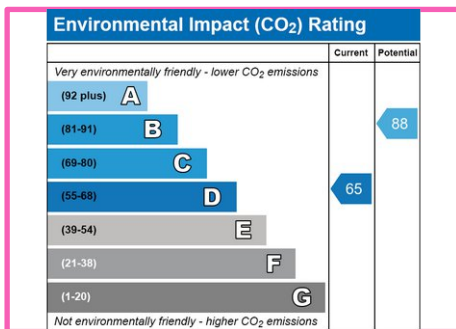
59 m<sup>2</sup>

EPC



Notes

£0 £0



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.