



67 Grove Street, Leek, ST13 8DX

Offers In Excess Of £160,000

- Selling with no chain!
- Fully renovated mid terraced property
- Two bedrooms
- First floor bathroom
- South facing rear garden
- Low maintenance artificial lawn and paved patio
- Two reception rooms, both with feature fireplaces
- Perfect for a FTB or buy-to-let investor

67 Grove Street, Leek ST13 8DX

Selling with NO CHAIN, Whittaker and Biggs are pleased to bring to the market this delightful house, offering a perfect blend of character and modern living. Built in 1900, the property has been recently renovated to a beautifully finished standard, making it an ideal home for those seeking comfort and style.

Spanning an impressive 861 square feet, the house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The two well-proportioned bedrooms provide ample space for relaxation, while the first-floor bathroom adds convenience to daily living.

One of the standout features of this property is the fully enclosed, South facing rear garden, which offers a private outdoor space for gardening, play, or simply unwinding in the fresh air. The garden is easily accessible through elegant French doors that lead from the reception area, seamlessly blending indoor and outdoor living.



Council Tax Band: A



Ground Floor

Reception One

12'0" x 11'0"

Composite double glazed door to the frontage with transom window, wood glazed bay window to the frontage, radiator, cast iron open fire, slate hearth, working flue, meter cupboard, radiator, herringbone laminate flooring.

Reception Two

12'0" x 11'9"

UPVC double glazed French doors to the rear with blinds, transom window with blind, ornamental fire basket with stone surround and stone hearth, radiator, under stairs storage cupboard, herringbone laminate flooring.

Kitchen

9'3" x 6'7"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, freestanding Indesit cooker, cooker hood, space for a freestanding fridge freezer, space for a washing machine, stainless steel sink and drainer, chrome mixer tap.

First Floor

Landing

Loft hatch, over stairs storage cupboard.

Bedroom One

12'0" x 11'1"

UPVC double glazed window to the frontage, radiator.

Bedroom Two

8'10" x 8'6"

UPVC double glazed window to the rear, radiator.

Bathroom

9'4" x 6'7" max measurement

UPVC double glazed window to the rear, L-shaped bath, chrome mixer tap, shower over, chrome fittings, rainfall shower head, glass shower screen, vanity wash and basin, chrome mixer tap, low level WC, chrome ladder radiator, airing cupboard housing the Glow Worm combi boiler.

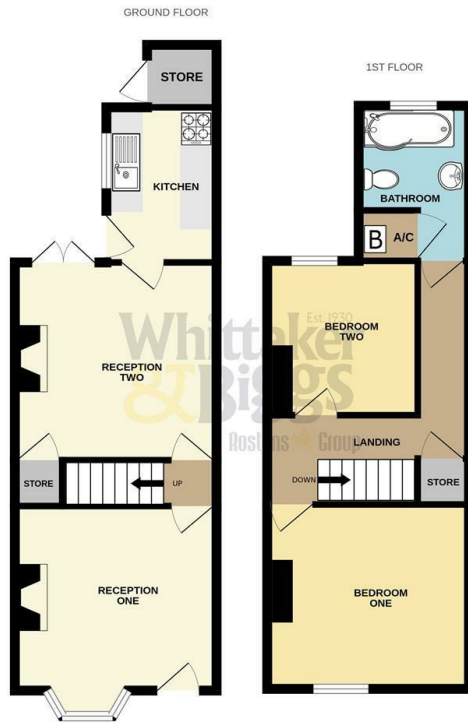
Externally

To the frontage, forecourt with metal railings.

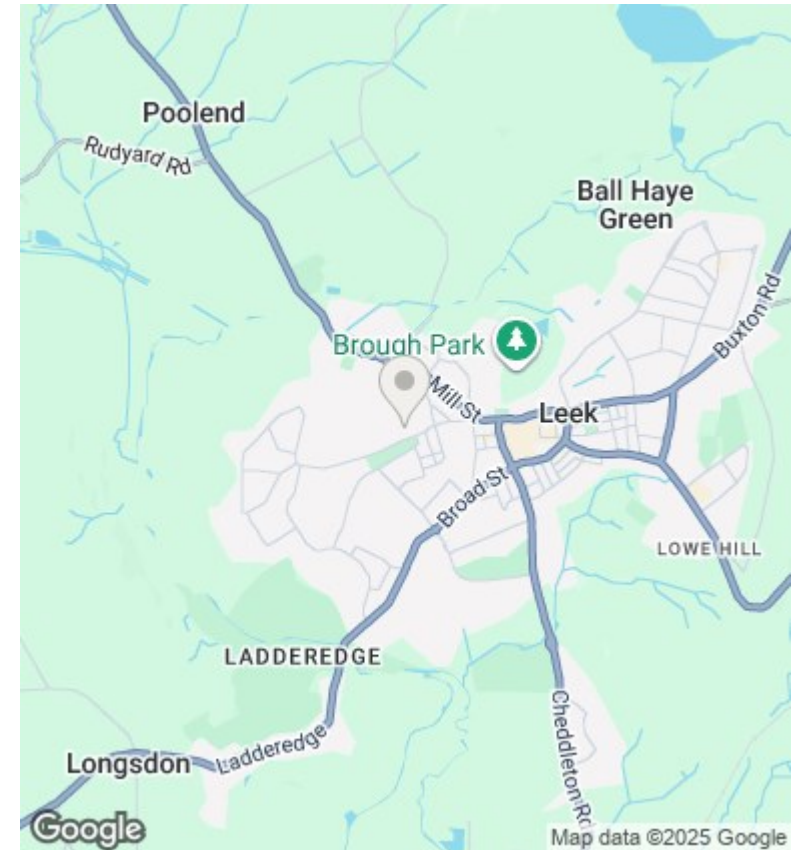
To the rear, York stone patio, area laid to artificial lawn, wall and fence boundary, brick store, gated access to the side.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC