



13 Grove Street, Leek, Staffordshire, ST13 8DX

£675 PCM

- Two bedroom terrace property
- UPVC double glazed and gas fired central heating throughout
- Enclosed rear yard and garden
- Ideally situated within walking distance of Leek town centre

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This two DOUBLE bedroom mid terrace property situated to the West End of the town and within walking distance of all the popular Westwood Schools. Deceptive accommodation briefly comprises, living room to the front, dining kitchen with a good range of units to the base and eye level having gas point for cooker and space for dining room table and chairs. Inner hallway with door out to the rear garden and access to the ground floor bathroom. Two double bedrooms are located to the first floor. This home boasts an enclosed courtyard with a further garden area. Within the catchment for the HIGHLY sought after Westwood Schools and within easy access to the town centre and local amenities. A property which MUST be viewed to fully appreciated.



Council Tax Band: A



Living Room

UPVC double glazed window to the front elevation, UPVC double glazed door to the front elevation with inset glazed window, electric fireplace set of marble surround, hearth and wood mantle, built in cupboard housing meters, radiator

Kitchen

Understairs storage cupboard with fixed shelving. Range of fitted units to the base and eye level, sink unit with drainer and mixer tap, plumbing for washing machine, tiled inglenook with space for gas cooker, tiled splashbacks, UPVC double glazed window to the rear elevation, radiator.

Rear Hall

UPVC double glazed door to the side elevation, built in cupboard with fixed shelving.

Bathroom

White suite comprising panelled bath with Triton electric shower fitment over, shower screen, pedestal wash hand basin, lower level WC, UPVC double glazed window to the side elevation, radiator.

First Floor

Landing

Bedroom One

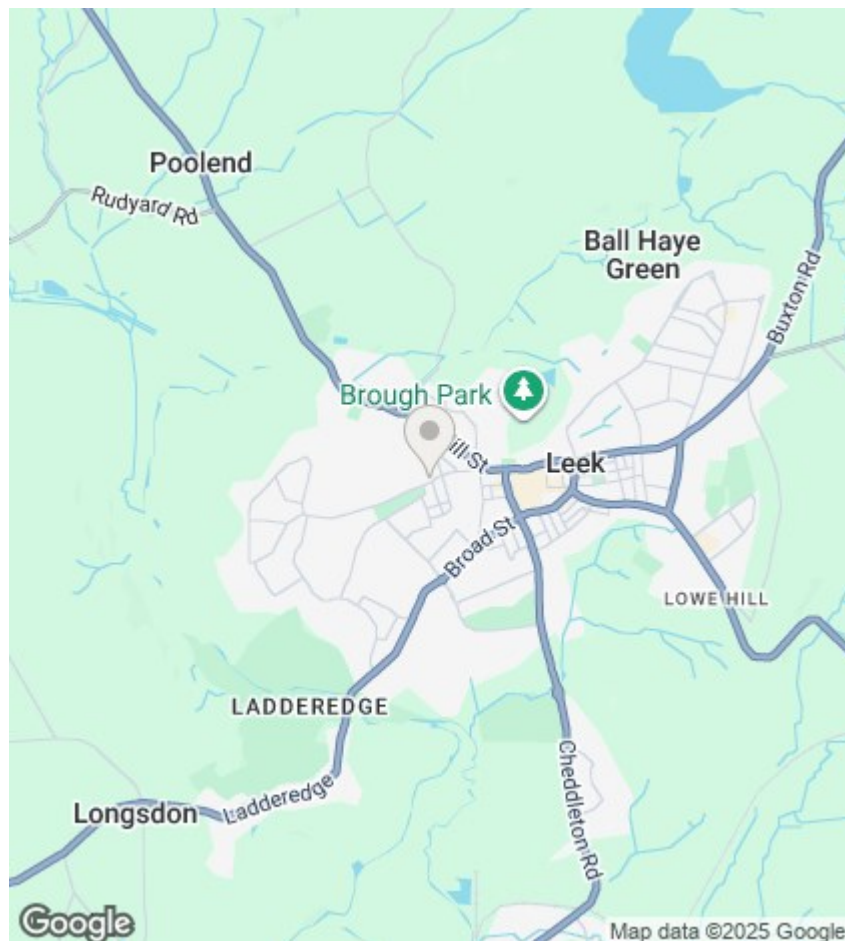
UPVC double glazed window to the front elevation, radiator.

Bedroom Two

Window to the rear elevation, built in wardrobes, walk in wardrobe with loft access, radiator.

Outside

Enclosed flagged patio to the rear with pedestrian access to further patio presently laid to flagged area.



Directions

From our Derby Street, Leek, office proceed along Ball Haye Street. At the traffic lights turn left into Stockwell Street. Follow this road passing the old Church on the right hand side and as the road forks, take the left hand fork into West Street. Follow this road for a short distance taking the third turning on the right into Grove Street. The property is situated on the left hand side.

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC