



Grove Street, Leek, ST13 8DU.  
OIRO £120,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

# Grove Street,

Leek, ST13 8DU.

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market mid terraced property located in the popular West End of the town, being within easy walking distance of the town centre and all its amenities. It is ideally suited to a first time buyer or a buy to let investor.

Living space is comprised of a sitting room, kitchen diner, rear hall and shower room to the ground floor, whilst to the first floor are two double bedrooms.

The kitchen diner provides access to the rear hall and shower room beyond and has a range of units to the base and eye level as well as plenty of room for a dining table and chairs.

To the first floor, both bedrooms are well-proportioned, with bedroom one housing the recently fitted Navien wall mounted gas fired combi boiler.

Externally to the rear, there is a paved courtyard with a large garden situated beyond the rear passageway.

Selling with NO CHAIN, a viewing is highly recommended to appreciate this home's location and further potential.

Call Whittaker & Bigg's today to book a viewing on 01538 372006.

NOTE



## Ground Floor

### Sitting Room 11' 4" x 11' 3" (3.46m x 3.43m)

UPVC double glazed door with transom window to the frontage, UPVC double glazed window to the frontage, electric fire with tiled hearth and wood mantel, meter cupboard.

### Kitchen/Diner 15' 11" x 11' 4" (4.85m x 3.45m) Max measurement

UPVC double glazed window to the rear, units to the base and eye level, plastic sink with drainer, chrome mixer tap, space for a washing machine, space for a dishwasher, space for a free standing cooker (cooker not included), radiator, under stairs storage, stairs to the first floor.

### Rear Hall 5' 5" x 3' 5" (1.64m x 1.03m)

UPVC double glazed door to the side aspect.

### Shower Room 8' 2" x 5' 3" (2.48m x 1.61m)

UPVC double glazed window to the side aspect, shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, radiator.

## First Floor

### Landing 2' 9" x 2' 9" (0.83m x 0.83m)

Loft hatch.

### Bedroom One 12' 10" x 11' 5" (3.90m x 3.47m)

UPVC double glazed window to the rear, radiator, built in storage cupboard housing the Navien wall mounted gas fired combi boiler.

### Bedroom Two 11' 5" x 11' 3" (3.47m x 3.44m)

UPVC double glazed window to the frontage, radiator.

## Externally

To the rear, paved courtyard, brick store, wall boundary, gated access to the rear garden beyond the rear passage, area laid to lawn, fence boundary, timber shed.



Note:

Council Tax Band: A

EPC Rating: D

Tenure: Freehold

The room above the bathroom is believed to be owned by the neighbouring property and as such, is not included with the sale of the property.



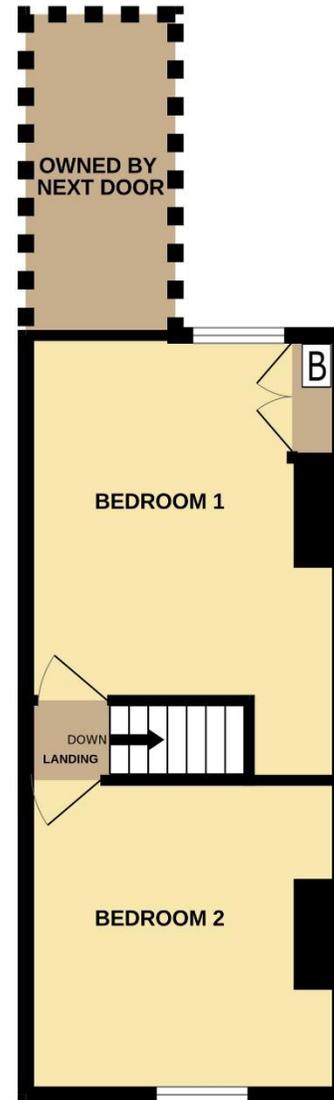




GROUND FLOOR



1ST FLOOR



## Directions

From our Derby Street, Leek, offices turn left into Ball Haye Street. Follow this road and at the traffic lights turn left into Stockwell Street. Follow this road and after passing the Old Church as the road begins to descend take the left hand fork into West Street. Follow this road taking the third right into Grove Street where the property is located on the right hand side.

## Situation

Located in the popular West End of the town, being within easy walking distance of the town centre and all its amenities. The busy market town of Leek boasts many traditional shops with supermarkets to include Sainsburys, Asda and Morrisons to name a few.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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