



65 Grove Street
Leek.



Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

65 Grove Street

Leek.
ST13 8DX

A traditional two-bedroom terraced house, conveniently situated within easy reach of a range of local amenities, including schools, shops and everyday facilities.

The property offers well-proportioned accommodation comprising two comfortable reception rooms and a fully fitted kitchen to the ground floor, with two generous bedrooms and bathroom located on the first floor.

Externally, the property benefits from a pleasant rear garden, providing a private outdoor space ideal for relaxing.

Further features include gas central heating and uPVC double glazing.

An appealing home offering comfortable accommodation in a convenient location, making it an ideal choice for first-time buyers, families or investors.



Offers In The Region Of £154,950



2



1



2



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Sitting Room/Dining Room 11'4 x 10'9 (3.45m x 3.28m)
With original cast iron fireplace with tiled surround and hearth. Radiator. Laminate flooring.

Living Room 11'6 x 11' (3.51m x 3.35m)
With gas coal effect stove.. Radiator. Fitted carpet. Store off under stairs.

Kitchen 13'8 x 4'10 (4.17m x 1.47m)
Fully fitted with a comprehensive range of units consisting of sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker, together with integrated refrigerator and washing machine. Wall mounted gas boiler. Radiator. Laminate flooring.

Stairs to Landing
Stained exposed floor boarding to landing.

Bedroom One 11'4 x 10'9 (3.45m x 3.28m)
With original feature cast iron fireplace with tiled hearth. Radiator. Stained exposed floor boarding.

Bedroom Two 10'9 x 7'10 (3.28m x 2.39m)
With built-in store cupboards. Radiator. Fitted carpet.

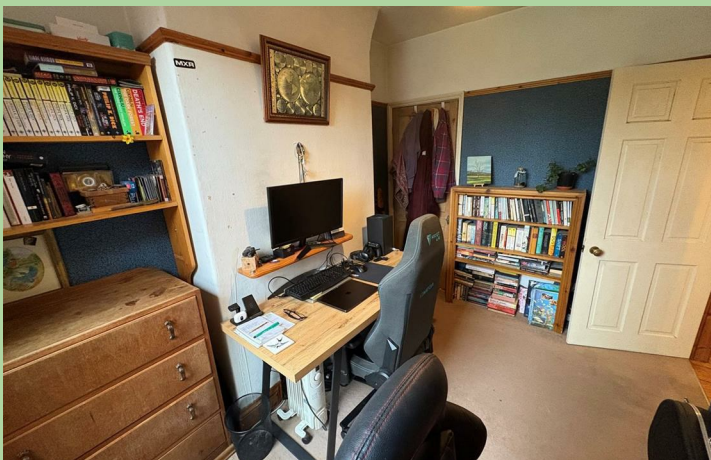
Bathroom
With suite comprising bath with electric shower over, wash hand basin and WC. Radiator. Velux roof light. Laminate flooring.

Outside
To the rear of the property is a paved patio and enclosed garden area.

Services
All mains services.
Gas central heating.
Upvc double glazing.

Viewing
By prior appointment through the Agent.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.



Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811