Whittaker & Biggs Est. 1930
Rostons Group







54 Grove Street, Leek, ST13 8DU

Offers In The Region Of £140,000

- Recently renovated mid-terraced property finished in a fresh, neutral style throughout.
- Two generously sized bedrooms, both offering excellent proportions and versatility.
- Ready to move straight into while still offering scope for personalisation.
- Equally attractive to buy-to-let investors due to its move-in-ready condition and broad rental appeal.
- Spacious kitchen diner offering ample room for family meals, entertaining and everyday living.
- Contemporary shower room fitted with modern fixtures and fittings.
- A fantastic blank canvas for buyers looking to create a home to their own taste.
- Separate sitting room providing a cosy and comfortable space to relax.
- Courtyard and garden to the rear, ideal for outdoor seating and low-maintenance enjoyment.
- Ideal opportunity for first-time buyers seeking an affordable step onto the property ladder.

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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54 Grove Street, Leek ST13 8DU

Whittaker & Biggs would like to welcome you to this recently renovated and beautifully refreshed mid-terraced property, presenting an excellent opportunity for first-time buyers and buy-to-let investors alike. Offering well-proportioned accommodation and a neutral finish, the property provides a blank canvas ready for a new owner to make their own. Conveniently situated within walking distance of Leek Market Town, a range of shops, amenities, schools and transport links are all easily accessible.

The accommodation is well laid out, comprising a welcoming sitting room and a spacious kitchen diner, which provides ample room for both everyday living and entertaining. The kitchen offers an excellent social space and forms the heart of the home.

The contemporary shower room has been fitted with modern fixtures and fittings, complementing the property's fresh and updated feel. To the first floor are two generously sized bedrooms, both offering versatile accommodation suitable for a variety of needs.

2 1 1

Council Tax Band: A





Location

Situated in a convenient and well-established residential area of Leek, Grove Street offers an excellent balance of town living and everyday practicality. The property is within easy reach of Leek town centre, where you'll find a variety of independent shops, supermarkets, cafés, restaurants and leisure facilities, making daily errands and social activities easily accessible.

The location is ideal for commuters and families alike, with good transport links to surrounding towns and the Staffordshire Moorlands countryside right on the doorstep. Residents can enjoy an abundance of nearby walking routes, parks and outdoor spaces, while also benefitting from local schools and amenities within close proximity.

Combining the convenience of town-centre living with access to beautiful rural surroundings, Grove Street provides an attractive setting for those seeking a well-connected home in one of Staffordshire's most popular market towns.

Ground Floor

Sitting Room

11'6" x 11'0"

Hardwood double glazed door with transom window to the frontage, UPVC double glazed window to the frontage, radiator.

Kitchen Diner

12'7" x 11'5"

UPVC double glazed window to the rear, units to the base and eye level, AEG ceramic induction hub, extractor fan, Bosch electric fan-assisted oven, composite sink with drainer, chrome mixer tap, integral Neff dishwasher, space for a freestanding fridge freezer, space for a dining table and chairs, radiator, inset ceiling spotlights, stairs to the first floor, understairs storage cupboard.

Utility

5'7" x 5'6"

UPVC double glazed window to the side aspect, UPVC double glazed door to the side aspect, work surface, space and plumbing for a washing machine, space for a tumble dryer, gas fired wall mounted Worcester combi boiler, radiator.

Shower Room

5'8" x 5'1"

UPVC double glazed window to the side aspect, walk-in shower enclosure, electric Triton shower, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, extractor fan.

First Floor

Landing

Loft hatch.

Bedroom One

12'8" x 11'6"

UPVC double glazed window to the rear, radiator, over stairs storage cupboard.

Bedroom Two

11'6" x 11'3"

UPVC double glazed window to the frontage, radiator.

Externally

To the rear, tarmacadam courtyard, area laid to lawn, wall and fence boundary, power socket, communal path.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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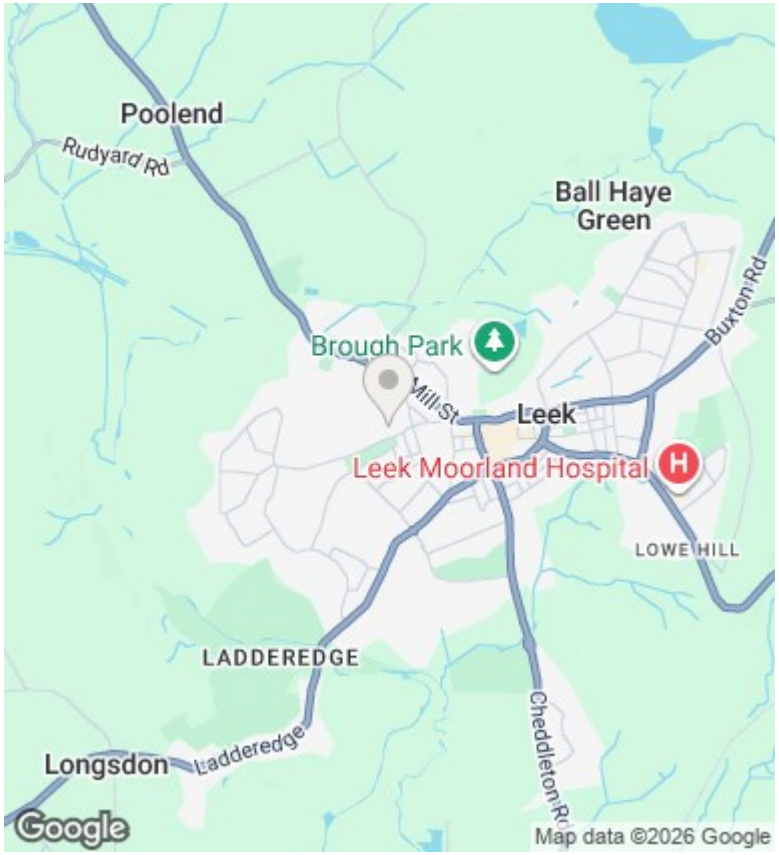












Directions

Viewings

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

Council Tax Band

A

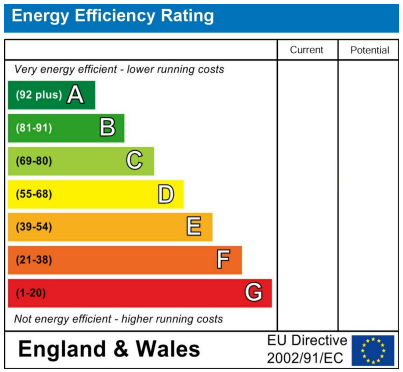


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