Whittaker & Biggs Est. 1930
Rostons Group







18 Grosvenor Street, Leek, ST13 5NA

Offers In The Region Of £135,000

- NO ONWARD CHAIN – A fantastic opportunity for buyers looking for a straightforward purchase
- Two Bathrooms – convenient ground floor bathroom plus a useful first floor shower room
- Well-Placed for Town Centre Amenities, with shops, cafés, restaurants and local facilities close by
- Mid-Terraced Property situated within walking distance of Leek Town Centre and its wide range of amenities
- Breakfast Kitchen featuring a practical peninsula breakfast bar, providing an excellent space for casual dining
- Ideal First-Time Buy offering an excellent opportunity to step onto the property ladder
- Two Well-Proportioned Bedrooms, offering comfortable accommodation for first-time buyers, couples or investors
- South-Facing Rear Garden – an attractive outdoor space enjoying a sunny aspect
- Attractive Buy-to-Let Investment, with features suited to the rental market

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18 Grosvenor Street, Leek ST13 5NA

Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this mid-terraced house presenting an excellent opportunity for first-time buyers and savvy investors alike, with the added benefit of no onward chain. The property boasts two well-proportioned bedrooms and two bathrooms, including a convenient ground floor bathroom and a practical first-floor shower room, ensuring comfort and ease for residents.

The heart of the home is the inviting breakfast kitchen, which features a practical peninsula breakfast bar, perfect for casual dining and socialising. This space is designed to be both functional and welcoming, making it ideal for entertaining friends or enjoying a quiet meal at home.

The south-facing rear garden is a lovely addition, providing a sunny outdoor space for relaxation or gardening enthusiasts. Its location is particularly advantageous, as the property is within walking distance of Leek Town Centre, where a wide range of amenities awaits, including shops, cafes, and local services.

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Council Tax Band: A





Location

Grosvenor Street is a well-established residential area situated within easy reach of Leek town centre, offering everyday amenities and attractive Staffordshire Moorlands surroundings. The property is ideally positioned for access to a variety of independent shops, supermarkets, cafés, restaurants and leisure facilities found within the market town of Leek.

Leek is renowned for its historic character, vibrant market, and strong sense of community, while also providing excellent access to the Peak District National Park, making it an ideal location for those who enjoy walking, cycling and outdoor pursuits. The area benefits from a selection of well-regarded schools, healthcare facilities and regular public transport links.

For commuters, Grosvenor Street offers straightforward access to the A53 and A523, connecting to Stoke-on-Trent, Macclesfield and surrounding towns. Rail services are available from nearby Stoke-on-Trent, providing onward connections to Manchester, Birmingham and London.

Ground Floor

Sitting Room

11'5" x 11'1"

UPVC double glazed door with transom window to the frontage, UPVC double glazed window to the frontage, wall mounted electric fire, radiator, meter cupboard.

Breakfast Kitchen

11'9" x 11'5"

UPVC double glazed window to the rear, units to the base and eye level, four-ring ceramic hob, Hotpoint electric fan-assisted oven, Hotpoint extractor fan, stainless steel sink and drainer, chrome mixer tap, integral under counter fridge, peninsula breakfast bar, stairs to the first floor, radiator.

Utility

6'10" x 5'6"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, work surface, space for a washing machine, space for a tumble dryer, radiator.

Bathroom

9'11" x 4'5"

UPVC double glazed window to the side aspect, panel bath, chrome taps, pedestal wash hand basin, chrome taps, low level WC, cupboard housing the Worcester combi boiler.

First Floor

Landing

Loft hatch.

Shower Room

7'4" x 6'9" max measurement

Walk-in shower enclosure, chrome fitments, pedestal wash hand basin, chrome taps, low-level WC, fully tiled, radiator.

Bedroom One

11'9" x 11'5"

UPVC double glazed window to the rear, built-in cupboard, radiator.

Bedroom Two

11'3" x 6'11"

UPVC double glazed window to the frontage, radiator.

Externally
To the rear, paved garden, fence boundary, mature trees and shrubs.

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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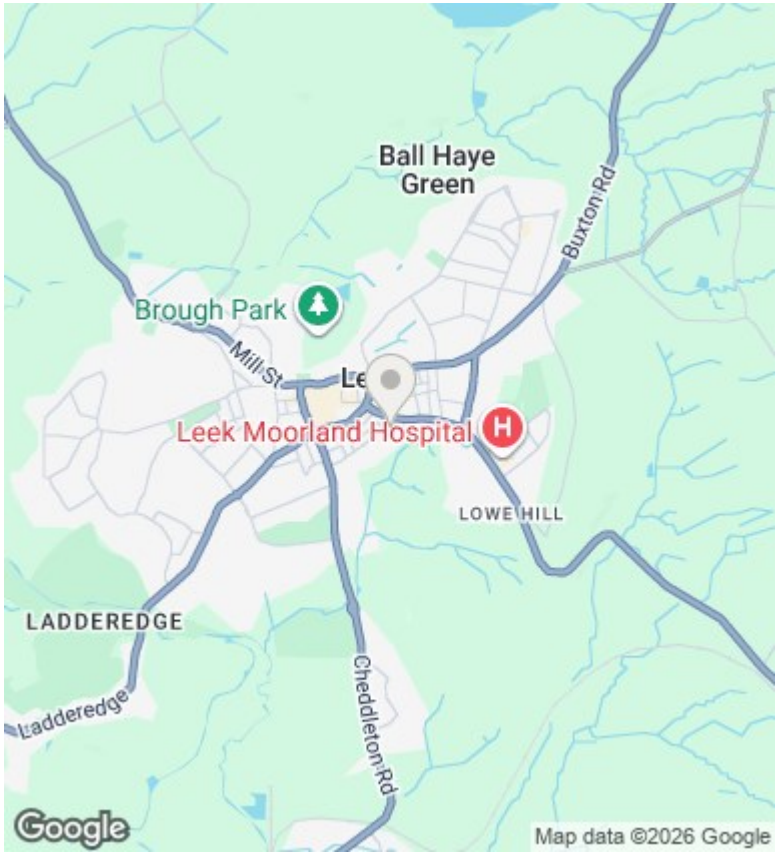

Bath Time











Directions

Viewings

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

Council Tax Band

A

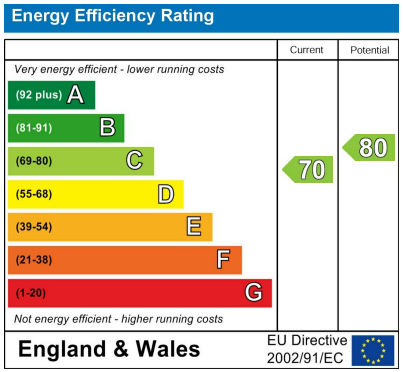


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