



16 Grove Street, Leek, ST13 8DU

Offers in the region of £130,000

OUR PHONE LINES ARE OPEN 9AM TO 9PM 7 DAYS A WEEK!

"No matter who you are or where you are, instinct tells you to go home." – Laura Marney

A well-presented two-bedroom mid-terraced home situated on the popular Grove Street in Leek, conveniently located for the town centre and local amenities. Offering a spacious living room with characterful exposed brick fireplace, fitted kitchen, ground floor shower room, two well-proportioned bedrooms and an enclosed low-maintenance rear garden with decked seating area. An ideal purchase for first-time buyers, downsizers or investors alike.

Denise White Agent Comments

Located on the popular Grove Street in Leek, this charming two-bedroom mid-terraced home presents an excellent opportunity for first-time buyers, investors, or those seeking a well-positioned property within easy reach of the town centre and local amenities.

Upon entering the property, you are welcomed directly into a spacious and inviting living room, a characterful reception space featuring an attractive exposed brick fireplace which serves as a focal point to the room. Offering ample space for both lounge and dining furniture, this comfortable living area creates a warm and homely atmosphere, ideal for relaxing or entertaining guests.

Leading through from the living room, an inner lobby provides access to the first-floor accommodation via the staircase, before opening into the fitted kitchen. The kitchen offers a practical arrangement of units and work surfaces, providing a functional space for day-to-day cooking and dining. To the rear of the property, a conveniently located shower room comprises a shower enclosure, wash hand basin and WC, serving the home with modern practicality.

To the first floor, the landing provides access to two generously proportioned bedrooms. The main bedroom is situated to the front elevation and benefits from pleasant natural light, whilst the second bedroom overlooks the rear aspect and offers versatile accommodation suitable for use as a guest room, home office, dressing room or nursery.

Externally, the property enjoys an enclosed rear garden designed with ease of maintenance in mind. A decked seating area provides the perfect spot for outdoor dining, entertaining, or simply enjoying the warmer months, whilst the remainder of the garden offers a manageable outdoor space requiring minimal upkeep.

Combining character features, well-proportioned accommodation and a convenient location, this

delightful terraced home represents a fantastic opportunity for a variety of purchasers and early viewing is highly recommended

Location

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Lounge

11'10" x 11'7" (3.63 x 3.54)



Composite door to the front aspect. Vinyl flooring. Radiator. uPVC window to the front aspect. Ceiling light.

Kitchen

9'6" x 9'3" extending to 11'10" max (2.91 x 2.83 extending to 3.63 max)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink unit with mixer tap. Integrated oven and gas hob with extractor fan over. Tiled flooring. Space for fridge freezer. Plumbing for washing machine. Boiler. uPVC window to the rear aspect. Ceiling light. Door leading into to:-

Shower Room

5'1" x 4'10" (1.56 x 1.48)



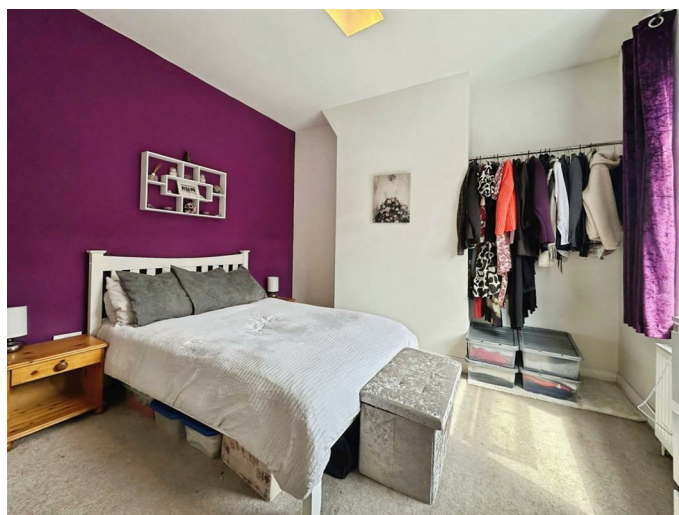
Fitted with a suite comprising of shower cubicle with electric shower, low-level WC and pedestal wash hand basin. Tiled flooring. Radiator. Obscured uPVC window to the side aspect. Ceiling light.

First Floor Landing

Carpet. Ceiling lights. Loft access. Doors leading into:-

Bedroom One

12'0" x 11'6" (3.68 x 3.52)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Two

9'6" x 9'4" (2.92 x 2.85)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Outside



Externally, the property enjoys an enclosed rear garden designed with ease of maintenance in mind. A decked seating area provides the perfect spot for outdoor dining, entertaining, or simply enjoying the warmer months, whilst the remainder of the garden offers a manageable outdoor space requiring minimal upkeep.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan



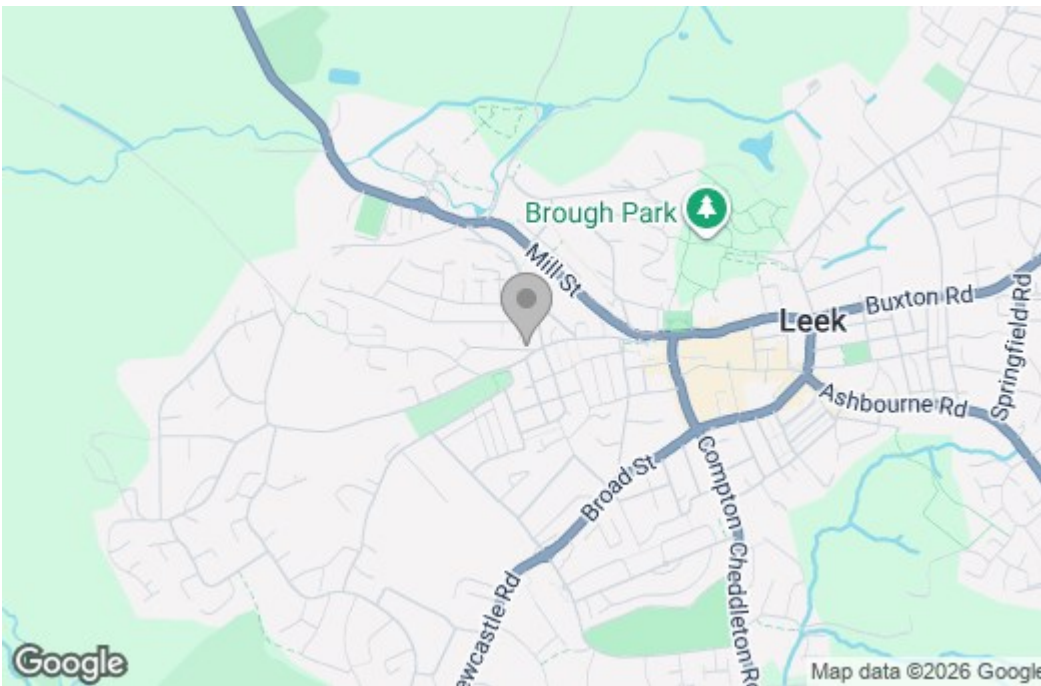
1ST FLOOR
APPROX. FLOOR
AREA 250 SQ.FT.
(23.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.