



## 11 Hazel Grove, Leek, Staffordshire, ST13 8UU

Guide Price £150,000

- Detached bungalow
- Detached brick garage
- Ideal investment property
- Good school catchment
- Ripe for renovation
- NO UPWARD CHAIN!!!
- Cul-de-sac location
- Great potential

# 11 Hazel Grove, Leek ST13 8UU

This two bedroom, detached bungalow is in need of major renovation works and modernisation but has potential in abundance.

An ideal property for anyone looking to start a property portfolio or looking to expand an existing portfolio, alternatively the property can cater to a first time buyer with building knowledge.

The property is conveniently situated in a cul-de-sac location in the West End of town. In brief the property is comprised of a living / dining room, kitchen, bathroom and two bedrooms.

Access to the side of the property can be obtained from the kitchen as well as front the front of the property. An inner hallway with airing cupboard, bathroom and two well proportioned bedrooms can be found at the rear of the property.

Externally to the frontage is a tarmacadam driveway and a detached brick construction garage providing off road parking. The rear garden is of a good size and has mature trees and shrubs.

The property is offered to the market with NO UPWARDS CHAIN!



Council Tax Band: C



### **Entrance Hall**

5'0" x 3'4"

UPVC double glazed door to the frontage, store cupboard. - Size : - 5' 0" x 3' 4"  
(1.53m x 1.01m)

### **Kitchen**

10'0" x 8'7"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level. space for a free standing fridge freezer, cooker point, space and plumbing for a washing machine and dish washer. - Size : - 10' 0" x 8' 7" (3.06m x 2.62m)

### **Living / Dining room**

16'4" x 10'11" (Max measuremen

UPVC double glazed bay window to the frontage, stone effect fire surround, electric heater. - Size : - 16' 4" x 10' 11" (4.97m x 3.32m) (Max measuremen

### **Inner Hallway**

Housing the airing cupboard, loft access. - Size : -

### **Airing Cupboard**

Housing the water tank. - Size : -

### **Bathroom**

6'2" x 5'5"

UPVC double glazed window to the side aspect, panel bath, electric Creda shower over, pedestal wash hand basin, low level WC. - Size : - 6' 2" x 5' 5"  
(1.87m x 1.66m)

### **Bedroom One**

11'3" x 9'9"

UPVC double glazed window to the rear, electric heater. - Size : - 11' 3" x 9' 9"  
(3.43m x 2.98m)

### **Bedroom Two**

8'9" x 8'4"

UPVC double glazed window to the rear, electric heater. - Size : - 8' 9" x 8' 4"  
(2.67m x 2.54m)

### **Externally**

To the frontage, tarmacadam drive, detached brick garage.

To the rear, hedge and fence boundary, mature trees and shrubs. - Size : -

### **Garage**

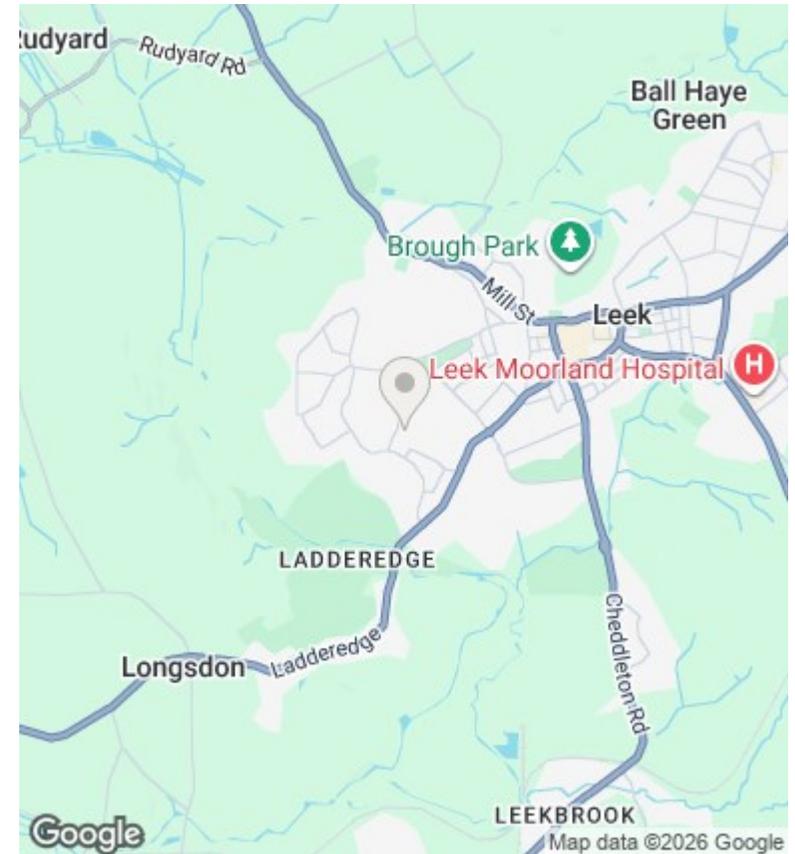
Detached brick construction, metal up-and-over door. - Size : -







Whilst every attempt has been made to ensure the accuracy of the floorplan 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 here are not tested and no guarantee as to their operability or efficiency can be given. Made with Nitrogen 12/2024



## Directions

From our Derby Street, Leek, offices proceed along Ball Haye Street, at the traffic lights turn left into Stockwell Street, follow this road passing the old church and as the road forks take the left hand fork into West Street. Follow this road for a short distance taking the third turning left into Spring Gardens and continue along which then becomes Beggars Lane, take the first turning left into Hazel Grove where the property is situated at the head

## Viewings

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

## Council Tax Band

C

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