



£200,000

2 Bedroom Semi-Detached House for sale
10 Grange Gardens, Leek





Overview



Key Features

- Great Start-up home opportunity
- NO ONWARD CHAIN
- Off-road Parking plus Detached Garage
- Located West End of Town
- Close to Excellent Local Amenities
- Cul-de-Sac Location





Whether you're looking to take those first tentative steps onto the housing ladder, downsizing or adding to your rental portfolio then Grange Gardens should be worth at least a viewing

Located in the sought after 'West End' of Leek this home has been well maintained and given a 'glow up' ready for its new owners to put their mark on it. Its position at the head of a cul-de-sac ensures a peaceful retreat with no thru traffic.

The accommodation briefly comprises entrance hall with stairs off leading to the first-floor accommodation and access into the lounge. The lounge is a good size extending the full width of the property with double glazed windows to the front, newly fitted carpet and a door leading into the kitchen-diner. The kitchen-diner has a range of wall and base units with work surfaces over with an integrated electric cooker, hob with extractor over, space for a table, under stairs pantry providing a perfect storage space and access into the rear garden.

On the first floor are the 2 bedrooms and bathroom. The main bedroom overlooking the front aspect again extend the full width of the house providing plenty of room for a good range of bedroom furniture without compromising on space. There's also a handy alcove that would make a great built-in storage solution. The second bedroom is another double room with the benefit of a built-in storage cupboard.



To the outside, there is ample off-road parking for a number of vehicles at the side of the property which also includes a detached garage. The rear garden is a mix of patio and artificial turf split over two levels. The frontage is lawned.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional

Parking: Private Driveway & Garage

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: Connected to mains drainage

Heating: Gas central heating

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

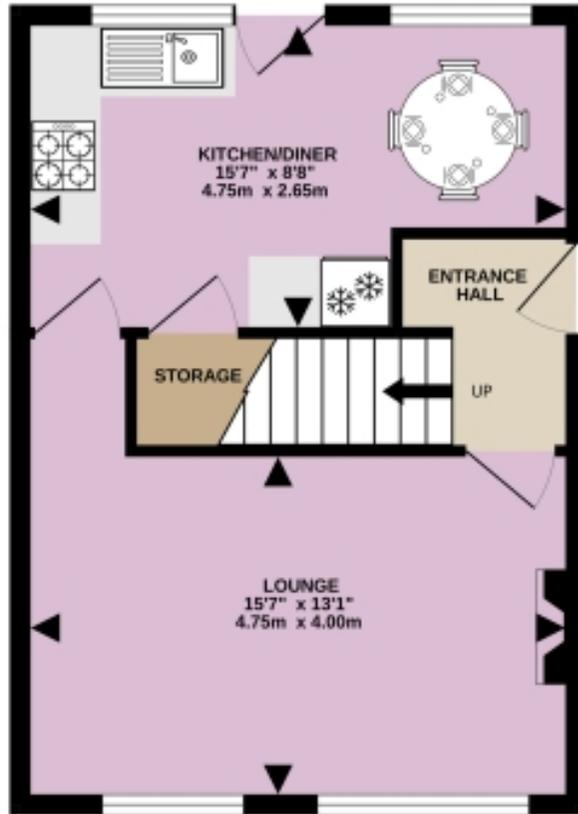
EPC rating: D

Council Tax rating: B

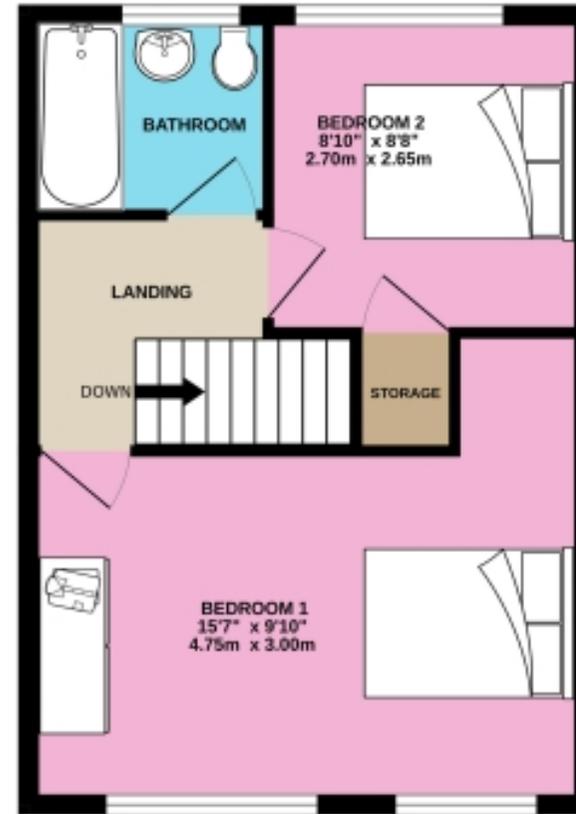
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Floorplans

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.

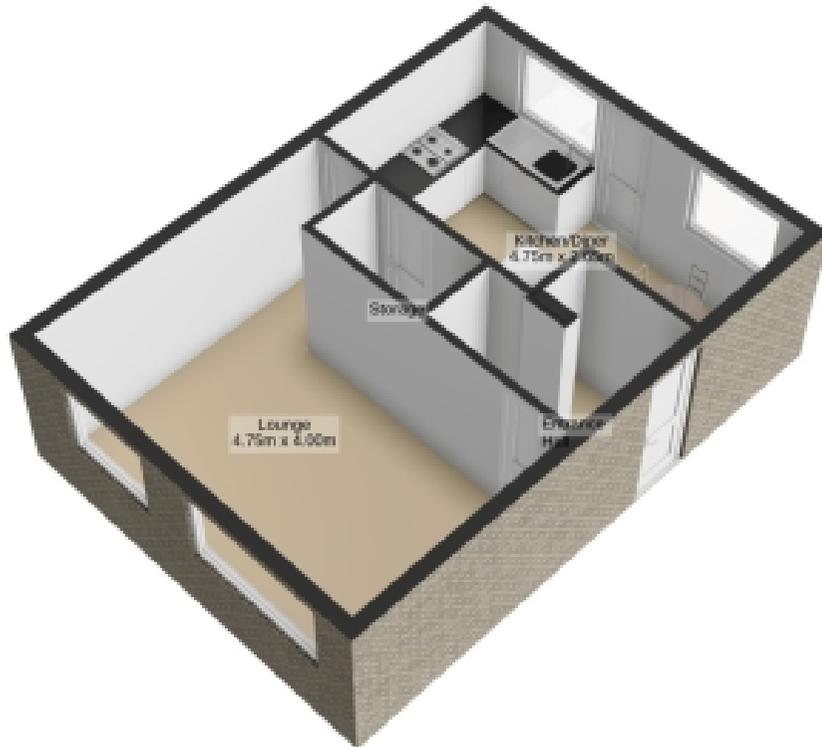


TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

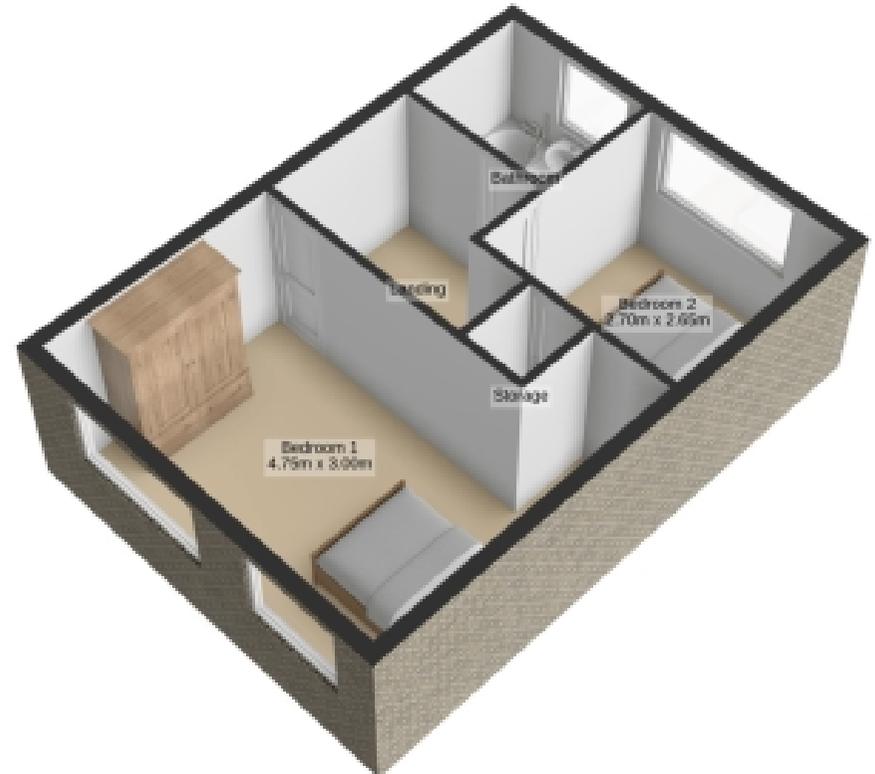
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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