Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers









## 20 Grosvenor Street, Leek, ST13 5NA

## £750 Per Calendar Month

A well maintained spacious two bedroom property with outside space and two reception rooms. Situated just outside the town centre within walking distance offering convenience and good commuting links from the East end of Leek.

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## Directions

## Living Room 11'3" x 11'1" (3.43 x 3.38)



uPVC double glazed window and door to front, radiator, fireplace incorporating stove effect electric fire, built in meter cupboard, laminate flooring.

## Dining Room 11'8" x 11'3" (3.58 x 3.43)



uPVC double glazed window to rear, radiator, fireplace incorporating stove effect electric fire, laminate flooring. Under stairs store incorporating store cupboards.

## Kitchen 15'7" x 5'4" (4.77 x 1.63)



Range of matching wall and base units, built in oven, plumbing for washing machine, work surfaces over, one and a half bowl sink unit, Indesit gas hob with concealed extractor, breakfast bar, radiator, two uPVC double glazed windows and door to side, cushioned floor.

## First Floor Landing

## Bedroom One 11'3" x 11'0" (3.43 x 3.37)



uPVC double glazed window to front, radiator, decorative cast iron fireplace, built in wardrobe. Loft access.

## Bathroom 8'5" x 4'5" (2.59 x 1.36)



White suite comprising panelled bath with shower fitment over, low level wc, pedestal wash basin, radiator, uPVC double glazed frosted window to rear, cushioned floor.

## Bedroom Two 11'10" x 6'5" (3.63 x 1.97)



uPVC double glazed window to rear, radiator.

## Outside



Enclosed rear yard with slate area, timber and felt Garden Shed on decking.





## Services

We understand that the property is connected to all mains services.

## Viewings

By prior arrangement through Graham Watkins & Co.

## Measurements

All measurements given are approximate and are 'maximum' measurements.

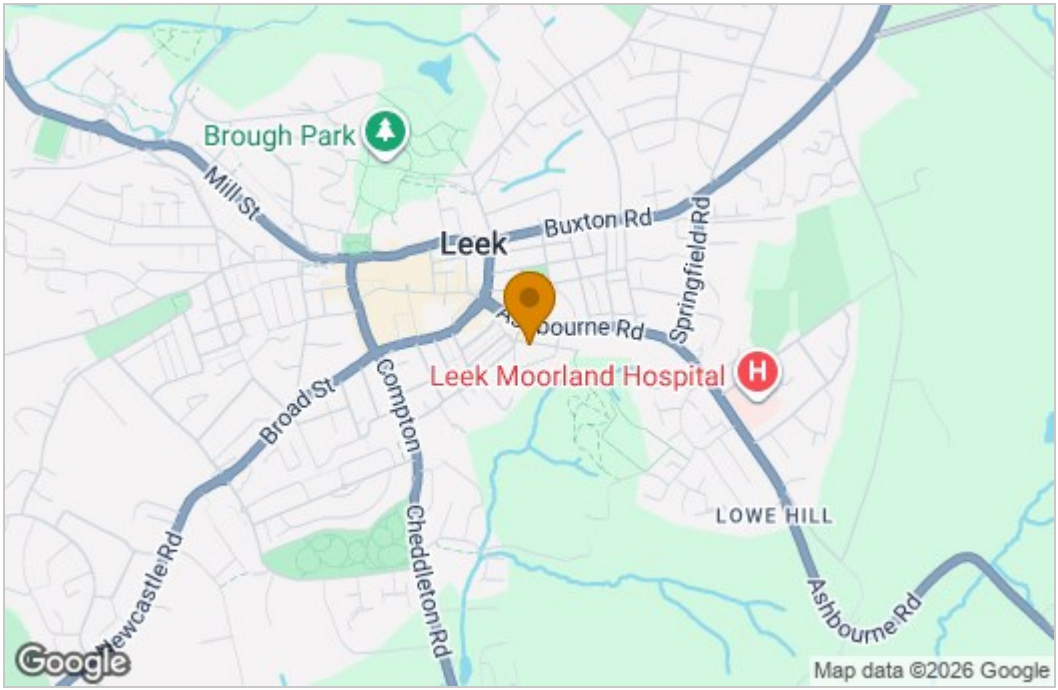
## Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

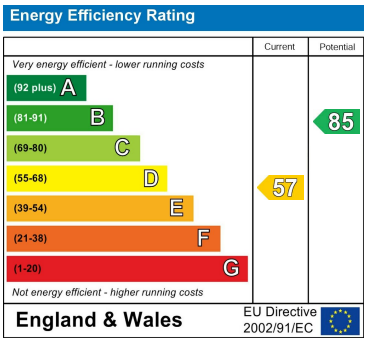
## Deposit

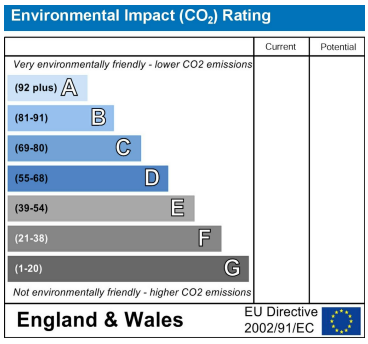
Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit.

## Area Map




## Energy Efficiency Graph




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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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