



Graham Watkins & Co

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20 Grove Street, Leek, ST13 8DU



BEAUTIFULLY PRESENTED TWO BEDROOM TERRACE WITH GARDEN AND YARD

An extremely well presented two bedroom mid-terrace property situated on the edge of Leek town centre. Benefitting from a living room, a spacious dining kitchen and utility to the ground floor. The first floor consists of two good sized bedrooms and family bathroom. Outside features an enclosed rear yard area and further garden with decking and patio area. Viewing highly recommended.

**Offers Over £110,000
(Subject To Contract)**

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
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5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

Located on the edge of Leek town centre, the property is within walking distance to many local amenities such as schools, shops, Churches, public houses and public transport. Within easy commuting distance to Macclesfield, Stoke - on - Trent, Buxton and Ashbourne.

Directions

From the centre of Leek, turn on to Stockwell Street and continue along the road, keeping left at the fork in the road. Continue along West Street and take the second right hand turning on to Grove Street. The property will be found on the right hand side, identified by our For Sale board.

Accommodation Comprises:

A uPVC front entrance door leads in to:

Living Room 3.65 x 3.52 (12'0" x 11'7")

Having a uPVC double glazed window to the front aspect, feature fireplace incorporating a living flame gas fire in a carved surround, double radiator, built in meter cupboard, built in shelving.



Kitchen 3.65 x 2.92 (12'0" x 9'7")

Boasting an excellent range of base cupboards and drawers, roll top work tops, inset one and a half sink unit with mixer tap, tile splash backs, matching wall mounted cupboards, full height radiator, tiled floor, uPVC double glazed window to the rear aspect and stairs off.



Utility 1.94 x 1.07 (6'4" x 3'6")

With a uPVC door and window to the side and rear aspect, plumbing for an automatic washing machine, tiled floor and wall mounted gas boiler.

Stairs to the First Floor Landing

Master Bedroom 4.71 x 3.51 (15'5" x 11'6")

Having two uPVC double glazed windows to the front aspect, double radiator, loft access. The loft has loft ladders, lighting, is fully boarded and insulated.



Bedroom Two 2.97 x 2.80 (9'9" x 9'2")

With uPVC fire access window to the rear aspect and double radiator.



Services

We believe the property is connected to mains services.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

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.

Bathroom 2.93 x 1.91 (9'7" x 6'3")

The white suite comprises a panel bath with mixer tap and shower attachment, low level lavatory, wash hand basin set in a vanity unit, part tiled walls, full height radiator, uPVC obscured double glazed window to the rear aspect, cushioned flooring and over stairs store.



Rear Garden

Yard area with cold water tap.

Further Gardens

Featuring a decking area, patio and artificial grass, well stocked flower beds.



Council Tax Band

We believe the property is in band A

Measurements

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

Viewings

By prior arrangement through Graham Watkins & Co.

GROUND FLOOR



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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3/1/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

20 GROVE STREET LEEK ST13 8DU	Energy rating C
Valid until 28 February 2031	Certificate number 0300-2626-5020-2129-0435

Property type
Mid-terrace house

Total floor area
52 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

See [how to improve this property's energy performance](https://find-energy-certificate.digital.communities.gov.uk/energy-cert/sate/0300-2626-5020-2129-0435#recommendations) (<https://find-energy-certificate.digital.communities.gov.uk/energy-cert/sate/0300-2626-5020-2129-0435#recommendations>).