



42 Grosvenor Street, Leek, Staffordshire, ST13 5NA

Price: Offers in the region of £149,950

- Two Reception Rooms
- Two/Three Bedrooms
- Modern Fitted Kitchen
- First Floor Bathroom
- uPVC Double Glazing throughout
- Gas Central Heating
- Ideal for First Time Buyers
- Walking distance to the town centre

**A spacious terraced property that boasts two reception rooms and a fully modern fitted kitchen to the ground floor. The three bedrooms and bathroom are arranged over the upper floors. Located within walking distance of the town centre and all local amenities this property is an ideal home for first time buyers or investors offering a good rental potential. The property has an enclosed rear yard, with gated access to the street.**

### Description

**Lounge:** 11' 8" x 9' 10" (3.56m x 3.00m)

A spacious reception with a feature fireplace with marble and wood surround. Built-in meter cupboard. Coved ceiling. Wood effect laminate flooring. Radiator. Window and uPVC door to the front elevation.

An understairs cupboard providing useful storage space.

**Sitting Room:** 11' 0" x 11' 7" (3.35m x 3.53m)

A log burner sited on a slate hearth with oak over mantle is the focal point of the room. Coved ceiling. Radiator. Laminate wood effect flooring. Window to the rear elevation. Stairs off to the first floor.

**Kitchen:** 9' 2" x 3' 11" (2.8m x 1.2m)

A range of modern wall and base units providing storage with oak effect worksurfaces. Inset stainless steel sink. Integrated single oven with ceramic hob and extractor hood over. Plumbing for automatic washing machine. Space for tall fridge freezer. Tile effect vinyl floor covering. Windows to the rear and side elevations. Radiator. uPVC obscure glazed door to the side aspect.

**Bedroom One:** 11' 7" x 9' 10" (3.54m x 2.99m)

A spacious double bedroom. Radiator. Recessed ceiling spotlights. Fitted carpet. Window to the front elevation.

**Dressing Room / Study:** 8' 1" x 5' 1" (2.46m x 1.54m)

A room currently utilised as a dressing room with range of built-in slide robes. Radiator. Window to the rear elevation.

**Bathroom:** 7' 11" x 4' 10" (2.41m x 1.48m)

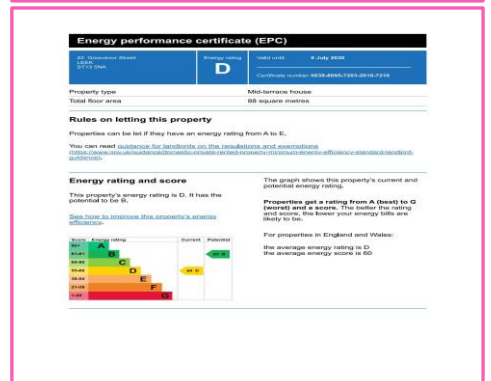
A white suite comprising of a panelled bath with shower over and fold screen. Pedestal wash hand basin. Low level W.C. Recessed ceiling spotlights. Tiled walls. Tile effect vinyl floor tiles. Radiator. Obscure glazed window to the rear elevation.

**Attic Bedroom:** 11' 10" x 11' 7" (3.6m x 3.52m)

A spacious room with a middle staircase. Exposed wooden flooring. Recessed ceiling spotlights. Radiator. Velux window to the front.

### Outside:

There is gated access that leads from the street to the rear enclosed yard. At the bottom there is a raised decked area ideal for outside seating. There is artificial grass to the side of the property.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents