



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**83 Grove Street, Leek, ST13 8DX**

**£800 Per Calendar Month**

A deceptively spacious and extremely well presented property, having sought after outside space incorporating a large patio to the rear. With UPVC double glazing and gas central heating throughout. Located within walking distance of local schools and Leek's market town centre. Briefly comprising; Lounge, Dining Room with patio doors, Cellar, Kitchen, Downstairs Bathroom and Three Bedrooms set over 3 floors.





### Directions

From our Leek office take the A523 Ball Haye Street to the traffic lights; turning left onto Stockwell Street; just after St. Edwards church, bear left onto Church Street; continue onto West Street and take the 2nd right turning onto Grove Street; the property will be found about half way along on the left hand side; identified by our To Let board.

### Description

A good sized property situated on the edge of Leek Town Centre. Within close proximity to many local amenities such as schools, shops and public houses. Within easy access to commuter links to Stoke - on - Trent, Ashbourne, Derby, Buxton and Macclesfield.

### Hallway

External door to front, laminate floor, radiator, staircase off.

Front Room 13'4" x 11'8" max (4.08 x 3.57 max)



Upvc double glazed bay window with shutters to front, brick fireplace, radiator, laminate floor.

Dining Room 12'10" x 11'10" (3.93 x 3.63)



Pair of patio doors to rear garden, wall cupboard housing boiler, radiator, laminate floor.



### Cellar

Brick floor, wall mounted meter.

Kitchen 10'4" x 6'9" (3.16 x 2.06)



Modern kitchen units comprising matching wall and base units with set of three drawers, built in Hotpoint cooker with Lamona induction hob and extractor over, inset sink unit, integrated fridge and freezer, laminate floor, external door to side aspect.





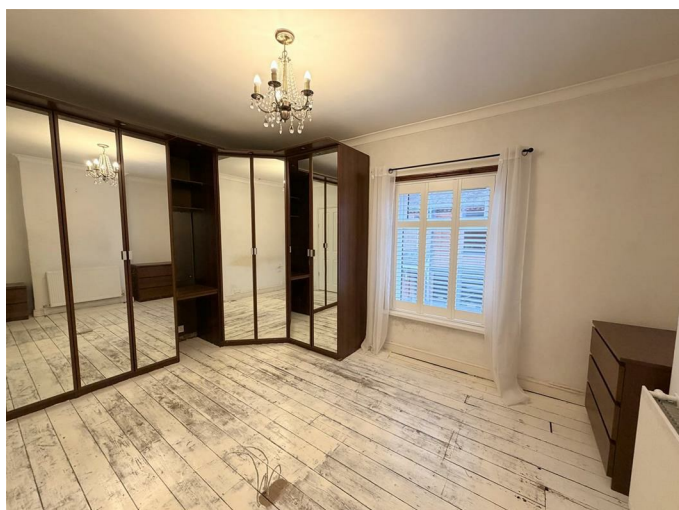
Bathroom 6'5" x 5'3" (1.98 x 1.62)



Suite comprising panelled bath with mixer shower over wash hand basin in vanity unit, low level wc, heated towel rail, fully tiled walls, laminate floor, Upvc double glazed frosted window to side.

### First Floor Landing

Bedroom One 15'2" x 10'11" (4.63 x 3.33)



Upvc double glazed window to front incorporating shutters, radiator, wooden painted floor, radiator. Built in wardrobes.

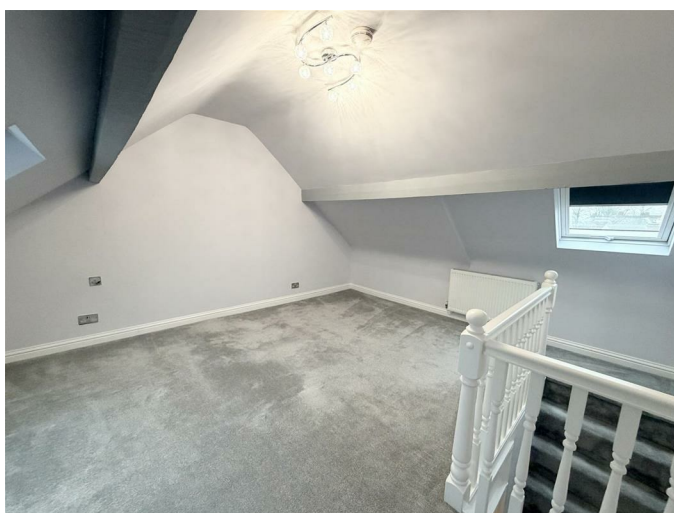
Bedroom Two 12'11" x 8'11" (3.94 x 2.73)



Upvc double glazed window to rear, radiator.

### Second Floor

Bedroom Three 16'1" x 13'8" (4.92 x 4.19)



Velux windows to front and rear, radiator.

### Outside



Enclosed forecourt.

## Rear Gardens



Indian stone patio with water feature, cold water tap and courtesy lighting.

## Services

We believe all mains services are connected.

## 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.

## Measurements

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

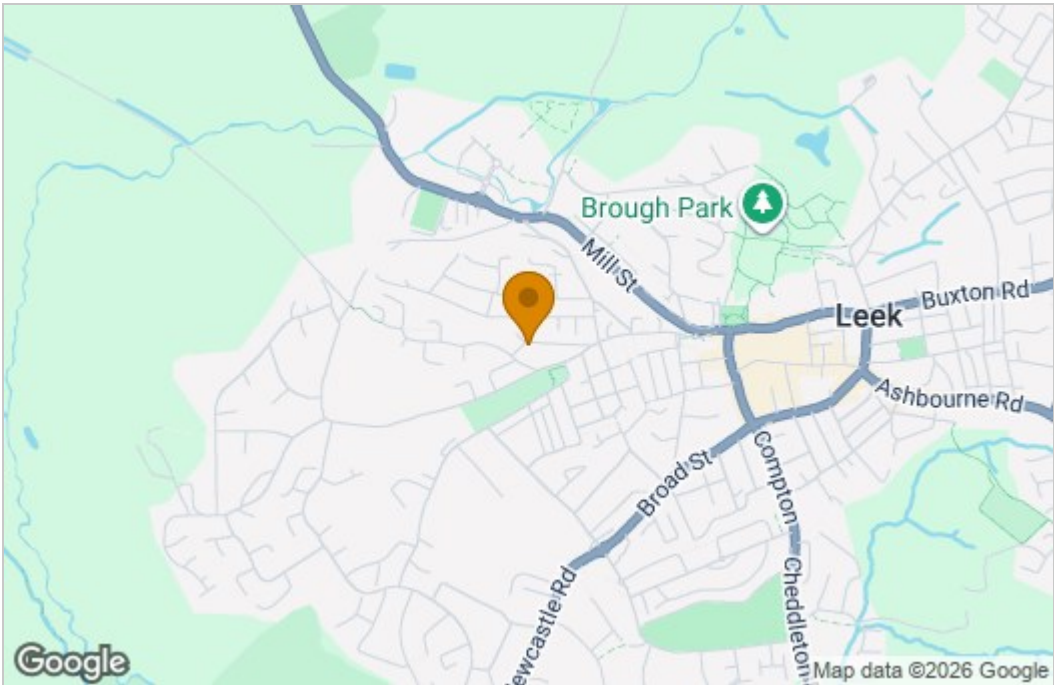
## Please Note

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.

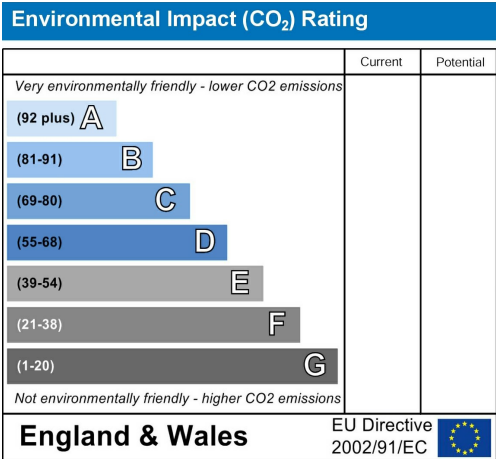
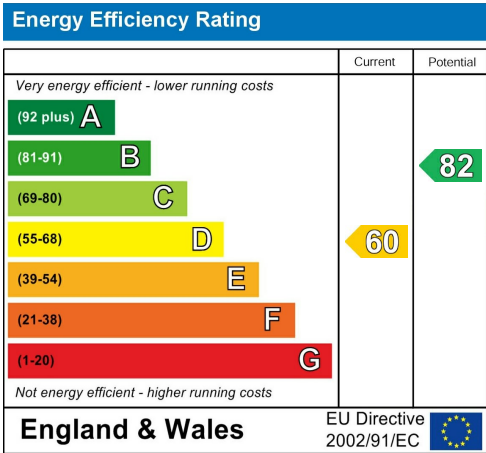
## Viewings

By prior arrangement through Graham Watkins & Co.

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.