



5 Grosvenor Street, Leek, Staffordshire, ST13 5NA

Price: £650

- Fully refurbished / modernised throughout
- New kitchen with integrated oven / hob
- Luxury fitted bathroom with shower
- New flooring throughout
- Two Bedrooms
- Walking distance to the town centre
- Available Immediately

A well presented two bedroom property within walking distance of the town, and close to all local amenities. Renovated and modernised by the current owners, this property offers a fresh modern property, with new modern kitchen and luxury bathroom. The accommodation has a spacious lounge, useful understairs storage cupboard, fitted kitchen with integrated oven, hob and extractor fan. On the first floor are the two bedrooms and the luxury bathroom. Outside there is a shared communal space. No pets. Available immediately.

Description

Lounge: 11' 3" x 10' 11" (3.44m max x 3.33m)

Spacious room with the window and uPVC door to the front elevation. Fitted window blinds. Radiator, Laminate wood effect flooring. Wooden fitted meter cupboards. Useful understairs storage cupboard.

Kitchen: 11' 3" x 10' 10" (3.43m x 3.29m)

A newly fitted modern kitchen with a range and wall and base units, have wooden countertops and tiled splashbacks. Inset stainless steel sink unit with mixer tap. Ceramic tiled flooring. Column radiator. Wall mounted combi boiler. Recessed ceiling spotlights. Built-in oven with ceramic hob and extractor hood. Stairs off to the first floor Window with fitted blind to the rear elevation. uPVC door to the rear shared space.

Bedroom One: 10' 11" x 10' 2" (3.34m x 3.10m)

Spacious double bedroom with window, having fitted blind to the front elevation. Radiator. Newly fitted carpet.

Bathroom: 7' 10" x 4' 4" (2.38m x 1.32m)

A newly fitted luxury bathroom with panlled bath having dual rain shower fitment over and tiled surround. Low level W.C. Vanity sink unit with mirror over. Chrome towel radiator. Obscure glazed window to the rear elevation.

Bedroom Two: 10' 10" x 6' 7" (3.30m x 2.01m)

A useful built-in wardrobe with hanging rail. Newly fitted carpet. Radiator. Window to the rear elevation.

Outside:

A shared paved yard with a brick outhouse and wheelie bin storage space with walkway access to the street.

Ground Floor
Approx. 28.2 sq. metres (282.0 sq. feet)

Total area: approx. 52.5 sq. metres (564.9 sq. feet)

Please note: This is a floor plan only. It is not intended to be used as a guide to the layout of the property. The floor plan is provided as a guide only and should not be relied upon for any purpose. The measurements, contents and positions are approximate only and provided as a guide only and not an exact replication of the property. Please contact us for more details.

31/01/2020 18:24 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
Expiry date: 31/01/2024	Current rating: D
Property type: Mid-terrace house	Energy efficiency: 60
Total floor area: 52.5 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 more about the rules on letting a property with a low energy rating.

Energy efficiency rating for this property

The property's current energy rating is D. It has the potential to be B.

Energy efficiency graph

The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales: the average energy rating is D, the average energy score is 60.