Whittaker & Biggs Est. 1930
Rostons Group







75 Grosvenor Street, Leek, ST13 5LY

Offers In The Region Of £150,000

- Mid-terraced property arranged over three floors
- Combi boiler for efficient central heating
- Excellent opportunity for a first-time buyer
- Parks and green spaces nearby, ideal for outdoor recreation
- Spacious and versatile accommodation throughout
- Generous kitchen/diner ideal for family living and entertaining
- Attractive proposition for buy-to-let investors
- Double-glazed windows
- Fully enclosed rear courtyard providing a private outdoor space
- Situated in a popular residential location within walking distance of Leek Town Centre

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

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Whittaker & Biggs would like to welcome you to this mid-terraced house, presenting an excellent opportunity for first-time buyers and buy-to-let investors alike. The property is thoughtfully arranged over three floors, providing ample space for comfortable living.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The generous kitchen/diner is a standout feature, designed with family living and entertaining in mind. This space is perfect for hosting gatherings or enjoying casual meals with loved ones.

The property boasts three well-proportioned bedrooms, offering flexibility for families or individuals seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

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Council Tax Band: A





Ground Floor

Sitting Room
14'0" x 12'0"
UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, radiator, wall mounted electric fire.

Kitchen Diner
12'0" x 11'1"
UPVC double glazed window to the rear, units to the base and eye level, Lamona four-ring ceramic hob, Lamona electric fan-assisted oven, extractor hood, integral dishwasher, stainless steel sink and drainer, black mixer tap with spray attachment, space and plumbing for a washing machine, space for a freestanding fridge freezer, space for table and chairs, radiator, cupboard housing the Worcester combi boiler.

Rear Hall
5'4" x 3'4"
UPVC double glazed door to the side aspect, loft hatch, shelving.

Bathroom
8'2" x 5'3"
UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, handheld shower attachment, pedestal wash hand basin, chrome mixer tap, low level WC, vintage style radiator, fully tiled.

First Floor

Landing
Stairs to the second floor.

Bedroom One
12'5" x 10'9"
UPVC double glazed window to the frontage, built-in storage cupboard, radiator.

Bedroom Two
12'6" x 8'6"
UPVC double glazed window to the rear, radiator.

Second Floor

Bedroom Three
17'0" x 8'5"
UPVC double glazed window to the frontage, skylight to the rear, radiator.

Externally
To the rear, paved courtyard wall and fence boundary, gated access.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AI Image Enhancement Disclaimer

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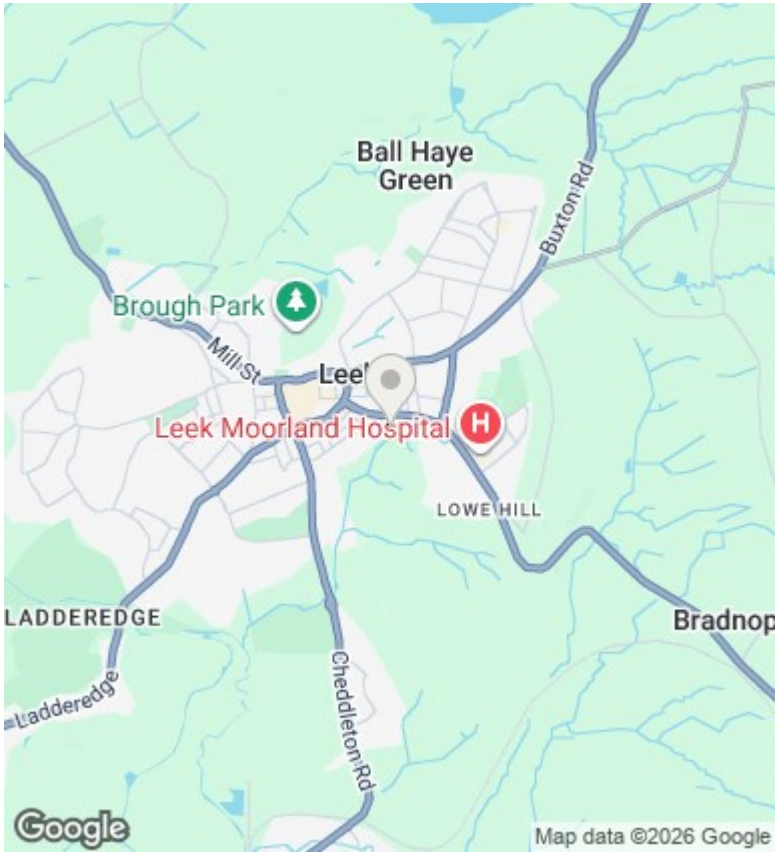








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

From our Derby Street, Leek, offices proceed to the roundabout taking the third exit onto the A523 Ashbourne Road. Follow this road for a short distance taking the first turning right into Moorhouse Street. Continue along this road taking the first turning left into Grosvenor Street. Follow this road and at the crossroads

Photo Editing Disclaimer:

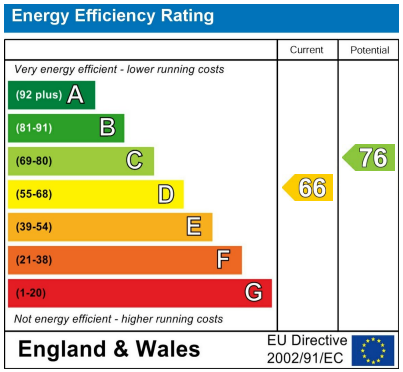
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Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

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