



Grosvenor Street, Leek



**OneAgency**

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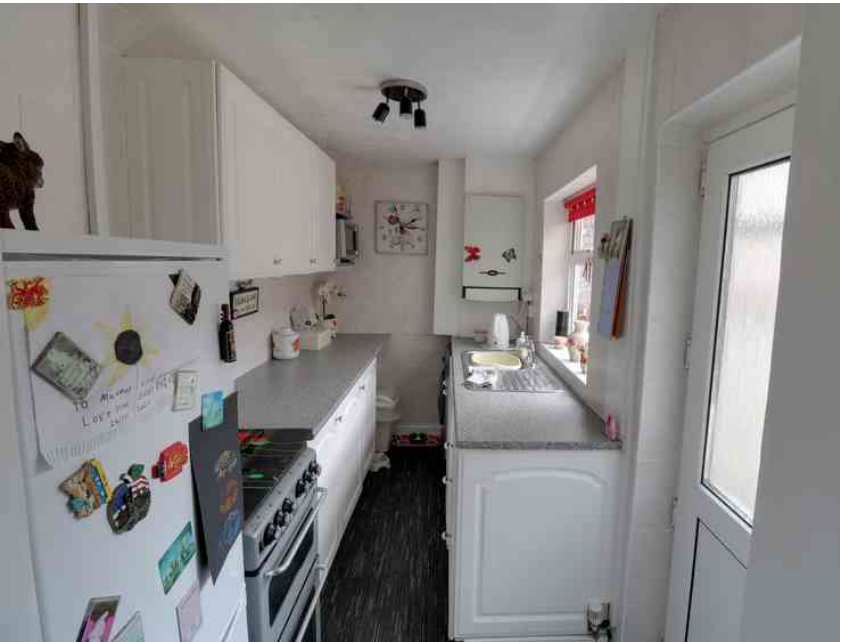




# Offers in the Region of £90,000

**SUITABLE FOR INVESTORS ONLY.** Mid terrace property, situated in close proximity to Leek town centre. Investment opportunity, currently let producing £5,700 per annum. We understand that vacant possession is not available and the tenants will be in the property on a long term basis. (For further information regarding the tenancy please contact us to discuss).





## GROUND FLOOR

### LIVING ROOM

3.16m x 3.62m (10' 4" x 11' 11") Double glazed window, door to front.

### DINING ROOM

3.29m x 3.62m (10' 10" x 11' 11") Double glazed window to rear.

### KITCHEN

3.23m x 1.70m (10' 7" x 5' 7") Fitted range of kitchen units, stainless steel sink and drainer unit, double glazed window to side, wall mounted Baxi boiler, tiled walls.

## FIRST FLOOR

### BEDROOM ONE

3.16m x 3.31m (10' 4" x 10' 10") Built in storage area, radiator, double glazed window to rear.

### BATHROOM

3.17m x 1.84m (10' 5" x 6' 0") Access to bathroom through bedroom one. Double glazed frosted window to rear and side. Radiator, white bathroom suite.

### BEDROOM TWO

3.16m x 3.65m (10' 4" x 12' 0") Double glazed window to front, radiator.

## OUTSIDE

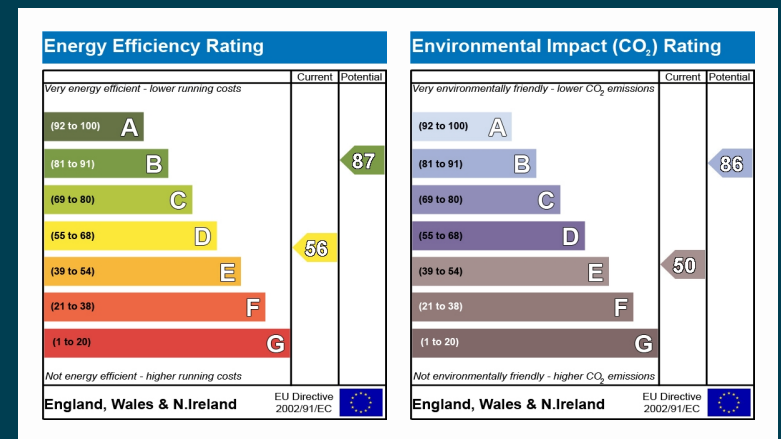
Rear garden.

### Agents Notes

Copy of tenancy agreement & title information is available on request.

The tenancy is a long term agreement and buyers requiring finance on the property are recommended to investigate this prior to arranging a viewing.





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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.