



6 Church Avenue

Grindon, Leek, ST13 7TR

£1,100



Call us to arrange a viewing 9am - 9pm, 7 days a week!

Situated in the area of Grindon, this three bedroom semi-detached home enjoys a peaceful setting surrounded by beautiful countryside. The property offers a spacious lounge, fitted kitchen, a practical utility room, and both downstairs and upstairs bathrooms for added convenience. Upstairs, you'll find three bedrooms, while outside there is a private garden with open views of the surrounding fields.



Denise White Agent Comments

This three bedroom semi-detached property is situated in a quiet and peaceful location in Grindon, offering easy access to nearby towns but enjoying a more tranquil setting. The ground floor welcomes you with a small entrance hall, giving access to a bathroom, a comfortable lounge, and the stairs leading to the first floor. From the lounge, enter into a bright kitchen fitted with a range of base and wall units, which in turn leads to a practical utility room with access to the garden. Upstairs, the property offers three bedrooms - two doubles and a single - alongside a second bathroom complete with a shower cubicle, WC, and a sink set into a vanity unit.

Outside, both front and rear gardens provide plenty of outdoor space. The front garden is laid to lawn and bordered by a charming stone wall, with a path leading to the front door. The rear garden features a lawn, a shed and a small paved patio area, all complemented by open views over surrounding fields and countryside. This property perfectly combines practical living space with a peaceful, semi-rural location.

Location

Located in Grindon, a peaceful village surrounded by rolling hills and open countryside, yet just a short drive from the market town of Leek. Positioned on the edge of the stunning Peak District, it's ideal for those who enjoy the outdoors, with scenic walking routes, cycling trails and far-reaching views on the doorstep, while still offering convenient access to amenities in nearby towns across the Staffordshire and Derbyshire regions.

Entrance Hall

UPVC front door and dark tile effect flooring, providing access to the downstairs bathroom, lounge and stairs.

Living Room 21'3" x 11'0" (6.48 x 3.36)

Light wood laminate flooring and uPVC windows to both the front and rear aspects, allowing for good natural light. There is also a fireplace which serves as a focal point of the room.

Kitchen 10'0" x 9'9" (3.07 x 2.98)

Light wood effect laminate flooring and fitted with a range of wall and base units with worktops and a tiled splashback. There is space for a freestanding cooker and an undercounter appliance. A uPVC window provides natural light.

Utility Room 7'10" x 6'7" (2.39 x 2.02)

Located off the kitchen and has tile effect vinyl flooring. There is space for freestanding appliances and a uPVC door providing access to the rear garden.

Downstairs Bathroom 7'3" x 5'6" (2.21 x 1.69)

Fully tiled walls and dark tile effect flooring. Fitted with a WC, pedestal hand basin and a bathtub with an electric shower over. Three obscured uPVC windows provide natural light and privacy.

Stairs & Landing

Carpeted stairs lead to the first floor, providing access to three bedrooms and the upstairs bathroom.

Bedroom One 10'8" x 10'8" (3.27 x 3.26)

Double bedroom with fitted carpet and neutral décor. There is a uPVC window to the front aspect and a radiator.

Bedroom Two 10'1" x 11'10" (3.08 x 3.62)

Another double bedroom featuring fitted carpet, a uPVC window, and a radiator.

Bedroom Three 10'9" x 6'9" (3.29 x 2.07)

Single bedroom with fitted carpet, a radiator, and a uPVC window.

Upstairs Bathroom 7'2" x 8'10" (2.20 x 2.70)

Dark tile effect flooring and partially tiled walls. Fitted with a white WC, a shower cubicle with a thermostatic shower, and a sink set on a white vanity unit. A uPVC window provides natural light.

Outside

To the front of the property is a lawned garden with a stone wall boundary and a path leading to the front door. Off-road residents' parking for 2-3 vehicles is located opposite the house.

The rear garden includes a lawn, a large wooden shed for storage, and a small paved patio area at the bottom of the garden with stunning open views across the surrounding fields and countryside.

Holding Deposit

A holding deposit equivalent to one week's rent (£253.80) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

Security Deposit

A security deposit equivalent to five weeks' rent (£1,269) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

Agent Notes

Tenure: Freehold

Services: Oil

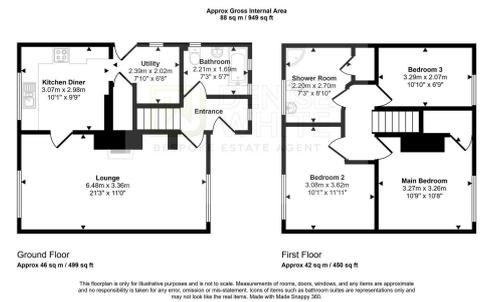
Council Tax: Staffordshire Moorlands Band B

EPC: TBC

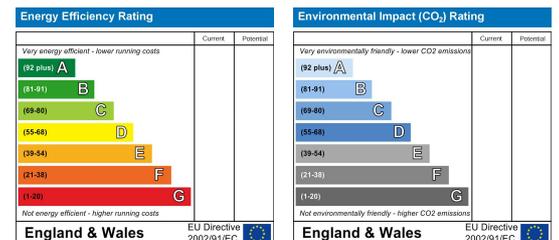
Area Map



Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.