



## 21 Russell Street, Staffordshire, ST13 5JF

**Offers in the region of £160,000**

**\*\* CALL US 9AM - 9PM 7 DAYS A WEEK TO ARRANGE A VIEWING! \*\***  
"Don't wait to buy property, buy property and then wait."

This is a charming, well maintained two bedroom terraced property, located in the town centre of the market town of Leek, Staffordshire. The property offers well-proportioned rooms and has off road parking to the rear making it great potential as an investment opportunity"

### Denise White Estate Agent's Comments

Welcome to this lovely terraced property, located in a prime town central location. Situated within easy reach of public transport links and local amenities, this property offers convenience and accessibility. . The property also benefits from parking and a good size patio/yard area to the rear, a valuable feature in this bustling town centre.

The property is in good condition, ensuring a comfortable living environment for its future occupants. With well-proportioned rooms, some characterful features retained and a good size cellar.

As you enter, there is a good size lounge with a nice fireplace adding some character and warmth to the living space. The kitchen is a good size and is fitted with a range of wall and base with direct access out to the rear of the house. Stairs lead to the first floor accommodation and there are steps leading down to the two good size cellars, which provide good storage space and hold the potential to convert into additional living accommodation.

The property includes two good size bedrooms, bedroom one to the front with a nice feature fireplace and bedroom two to the rear of the house and then the shower room.

An ideal investment opportunity, this property is perfect for couples, investors, and those considering an Airbnb potential or buy-to-let opportunities. Its central location, off road parking, attractive features make it an attractive option for those looking to make a smart property investment.

Don't miss out on the chance to make this wonderful property your own. Contact us today to arrange a viewing and secure your new home or investment.

### Location

The market town of Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

### Lounge

13'1" x 13'1" (3.99 x 3.99)



Fitted carpet, double glazed window to the front aspect, ceiling light, radiator, gas fire with feature surround and hearth, access into the kitchen.



## Dining Kitchen

10'11" x 12'4" (3.33 x 3.78)



A range of wall and base units, with work surfaces over, stainless steel sink unit with drainer, gas hob, electric oven and extractor hood over, integrated fridge, tiled flooring, rear door leading direct to the rear patio area and parking, radiator, stairs off to the first floor accommodation, access to cellars.

## First Floor Accommodation

### Bedroom One

16'7" x 13'1" (5.08 x 3.99)



Two radiators, two double glazed windows to the front aspect, fitted carpet, ceiling light, a lovely feature cast-iron fire place.

## Bedroom Two

10'11" x 9'9" (3.35 x 2.98)



Double glazed window to the rear aspect, fitted carpet, ceiling light, radiator.

## Shower Room



Fitted with a shower cubicle, W.C. wash hand basin, heated towel rail, part tiled walls, double glazed window to the rear aspect, ceiling light, loft access.

## Cellars



The cellars are sectioned off into two.

## Outside



There is a Patio/Yard to the rear of the house and a driveway that provides off road parking to the rear of the property. This area is accessed from Haywood Street.

### Agents Notes

Freehold

All mains services connected

A rental income of £650 per calendar month would be suitable in the current market conditions

### Please Note.....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team all live in Staffordshire and can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

### **Do You Have A House To Sell or Rent ?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Will Need A Solicitor**

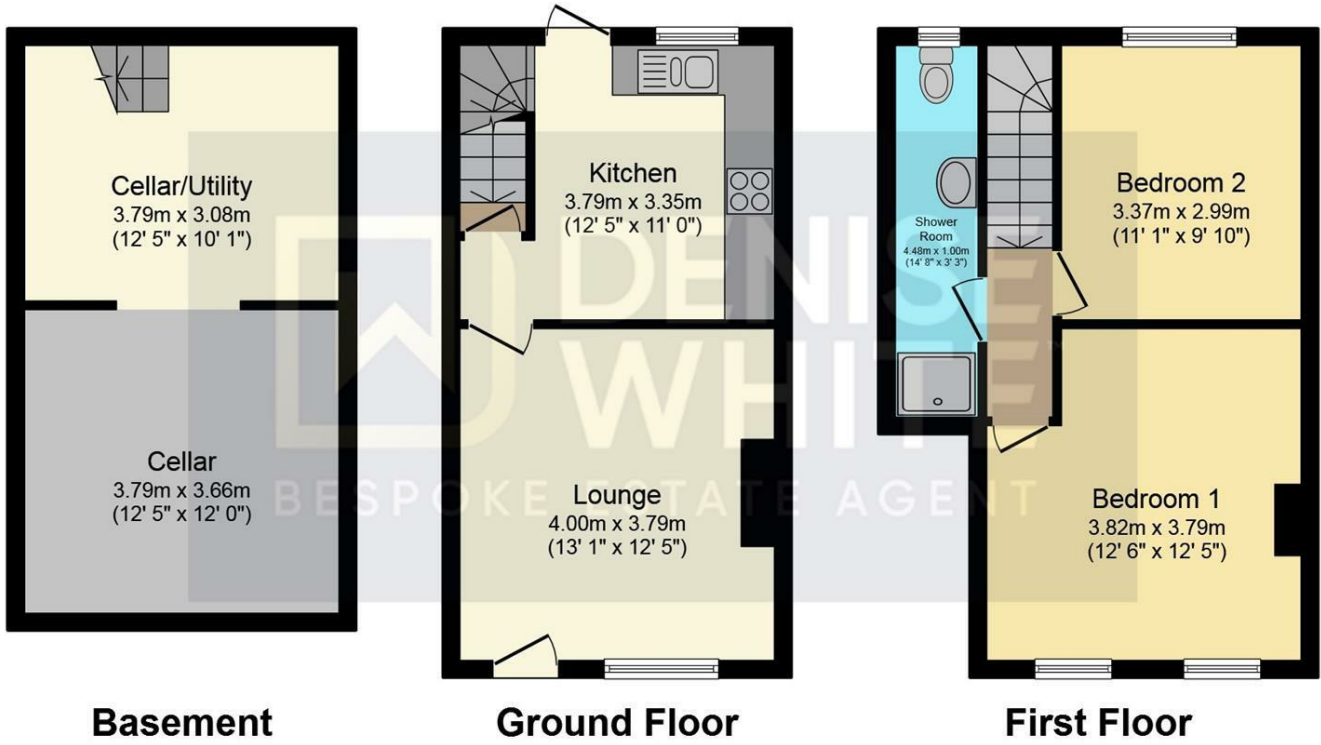
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage ?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.



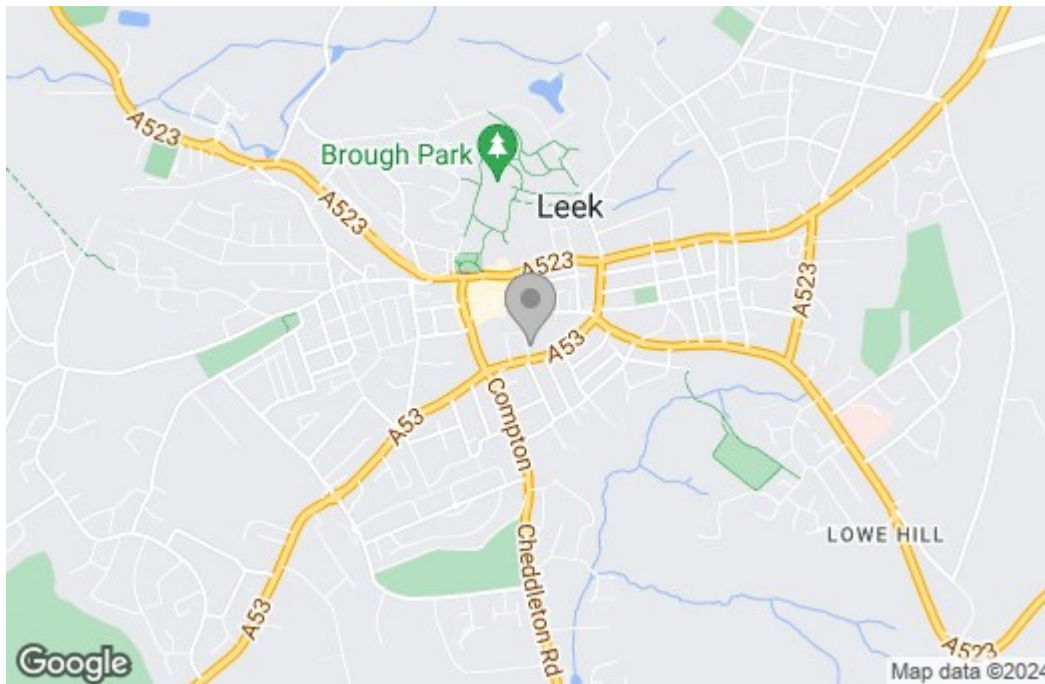
## Floor Plan



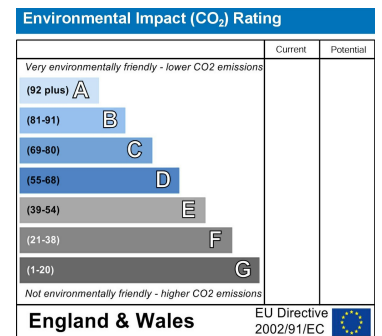
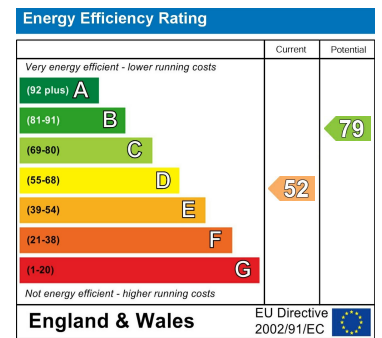
Total floor area 87.0 m<sup>2</sup> (936 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

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