

18 Sandybrook Lane, Leek, Staffordshire, ST13 5RZ

Offers in the region of £495,000

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"Quality refurbishment is not just about improving the aesthetics of a property; it is about enhancing its functionality, durability, and overall value. It is the art of transforming a space into a masterpiece that stands the test of time."

Take a look at this beautifully refurbished three bedroom detached residence located in the much sought after area of Birchall on the outskirts of the market town of Leek, Staffordshire.

Denise White's Comments

A newly-refurbished, superbly-appointed, spacious three bedroom detached residence that situated within a most sought after location of Birchall on the fringe of the market town of Leek, Staffordshire, within close proximity to Birchall Golf Club.

With its high specification and considerate craftsmanship, this recently renovated home provides a great purchase, either for a family or for buyers looking to downsize from a large family home. The property boasts a spacious open-plan kitchen with a range of wall and base units, stainless steel sink unit and drainer, modern appliances, sleek contemporary countertops, and ample natural light, creating the perfect space for culinary delights. The dining space is ideal for entertaining guests or enjoying family meals.

The property features a spacious reception room, refurbished to an exceptional standard with neutral decor to provide a blank canvas for the new buyer. It offers a garden view and provides access to the rear garden, ideal in the warmer months creating a seamless connection between indoor and outdoor living spaces.

There are three good size bedrooms, all refurbished to a high standard with neutral and stylish decor. The bedrooms provide very versatile accommodation to suit a purchasers needs and could be utilised as additional living accommodation or one used as a study if needed.

The property has a main bathroom , again newly refurbished with a luxury suite, featuring a free-standing bath with central shower attachment, a good size tiled shower cubicle, wash hand basin with storage drawers under and a W.C. again with useful storage cupboards.

Additional features of this property include a double garage with electric doors, parking, and a beautiful view over the surrounding area. The garage offers potential for conversion into additional accommodation if required, providing versatility for the future. With no chain, this property

is ready for its new owners to move in and enjoy the comfort and luxury it offers.

Entrance Porch

Access into the main entrance hall, wooden designed flooring, radiator, ceiling light, uPVC door.

Entrance Hall



Wooden effect flooring, radiator, two ceiling lights, access into the main accommodation and a door leading to the stairs down to the double garage, useful storage cupboard, loft access which is insulated.

Lounge

19'8" x 13'5" (6 x 4.09)



Newly fitted carpet, three radiators, ceiling light, uPVC double glazed patio doors leading to the rear garden.

Virtual Staging



Virtual Staging



Dining Kitchen

25'7" x 13'10" max (7.81 x 4.24 max)



A really good size open plan kitchen diner, the kitchen area has a range of modern wall and base units with work surfaces over, stainless steel sink unit with drainer and central tap, situated under a uPVC double glazed window overlooking the rear garden, integrated BOSCH appliances with a self cleaning double oven - the top oven a combination microwave/oven and grill, dishwasher, fridge freezer, induction hob and extractor over, concealed feature lighting under the units, part tiled walls, wooden style flooring, inset spotlighting over the kitchen area, wired for SONOS speakers, uPVC door leading out to the rear garden. Continuation of the wooden style flooring into the dining area, ceiling light, radiator, ceiling light, uPVC double glazed window over looking the rear garden.

Cloakroom



Newly fitted suite with W.C. wash hand basin with storage space under, radiator, wooden designed flooring, ceiling light, uPVC double glazed side window.

Bedroom One

13'7" x 9'8" (4.15 x 2.97)



Newly fitted carpet, radiator, ceiling light, uPVC double glazed window to the front aspect.

Virtual Staging



Family Bathroom



A beautiful luxury bathroom suite that has just been installed, free standing bath with central tap and shower attachment, W.C. with storage cupboards and shelving space over, vanity wash hand basin with useful storage space, fully tiled shower cubicle with glass shower door, radiator, uPVC double glazed window to the side aspect, wooden designed flooring, inset spotlighting.

Bedroom Two

10'7" x 11'3" (3.25 x 3.43)



Newly fitted carpet, ceiling light, radiator, uPVC double glazed window to the front aspect.

Bedroom Three

10'3" x 14'1" max (3.14 x 4.30 max)



Newly fitted carpet, ceiling light, radiator, uPVC double glazed window to the front aspect.

Outside



To the front of the property there is garden space laid to lawn with flower and shrubberies. To the rear there is a good size enclosed garden with a patio seating area and lawned space, there are exceptional views from the top of the garden over the surrounding countryside.

Double Garage

(21'10" x 21'10") (6.68m x 6.68m))



A double garage with electric remote opening doors that can work independently of each other. The garage houses the BAXI combination boiler, uPVC double glazed door and window to the side elevation, there is a utility area with work surfaces and storage space with allocation for a washing machine and tumble dryer.

Agents Notes

Freehold
All mains services are connected
No chain
Alarmed

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.

Location



Birchall is nestled in the heart of Staffordshire, located near the town of Leek. Birchall is also known for its close proximity to the charming town of Leek. Just a short distance away, Leek is a vibrant market town that exudes character and charm. Its cobbled streets are lined with historic buildings, independent shops, and traditional pubs, creating a unique atmosphere that harks back to a bygone era. Visitors can explore the Leek Market, held on Wednesdays and Saturdays, where they can find an array of local produce, crafts, and antiques.

For golf enthusiasts, Birchall Gold Club is just a short distance away and is a most popular club.

For nature lovers, Birchall is a gateway to the enchanting landscapes of the Staffordshire Moorland, surrounded by rolling hills, lush green valleys, and meandering streams, offering ample opportunities for hiking, birdwatching, and exploring the great outdoors. The nearby Peak District National Park, with its dramatic peaks and rugged terrain, is a paradise for adventurers and nature lovers alike.

The history of Leek is intertwined with the textile industry, which flourished in the area during the Industrial Revolution. The legacy of this industry is evident in the numerous mills and factories that dot the landscape, some of which have been repurposed into museums and art spaces. The Foxlowe Arts Centre, housed in a former silk mill,

showcases exhibitions, performances, and workshops, providing a cultural hub for locals and visitors alike.

In addition to its historical and natural attractions, Leek offers a range of culinary delights. The town boasts a diverse selection of restaurants, cafes, and traditional pubs, where visitors can sample hearty British fare or indulge in international cuisine. The area is also known for its local produce, including Staffordshire oatcakes and local cheeses, which are a must-try for food enthusiasts.

As day turns to night, Leek come alive with a vibrant arts and entertainment scene. The town hosts various festivals and events throughout the year, celebrating music, literature, and the arts. From the Leek Blues & Americana Festival to the Leek Arts Festival, there is always something to captivate and inspire visitors of all ages.

In conclusion, Birchall and its neighboring town of Leek offer a captivating blend of history, natural beauty, and cultural vibrancy. Whether you are seeking a peaceful retreat in the countryside, an adventure in the great outdoors, or an exploration of the area's rich heritage.

About Your Agent



Denise White Estate Agents is a reputable and well-established agency located in Leek, a town in Staffordshire, England. With a wealth of experience in the local property market, Denise White Estate Agents is dedicated to providing high-quality and professional services to buyers, sellers, landlords, and tenants.

The agency prides itself on its personalized approach, taking the time to understand the unique needs and requirements of each client. Whether you are looking to buy or sell a property, rent a home, or find suitable tenants for your rental property, Denise White Estate Agents offers a comprehensive range of services to assist you throughout the entire process.

Denise White Estate Agents has a strong knowledge of the Leek and Staffordshire property market,

allowing them to provide accurate and informed advice to clients. Their team of experienced and knowledgeable estate agents are well-equipped to handle all aspects of property transactions, including property valuations, marketing, negotiations, and legal procedures.

The agency understands the importance of effective marketing in attracting potential buyers or tenants. Denise White Estate Agents utilizes a range of marketing channels, including online platforms, print media, and their extensive network of contacts, to ensure maximum exposure for their clients' properties.

For buyers and tenants, Denise White Estate Agents offers a portfolio of properties to suit various budgets and preferences. Their team works closely with clients to identify their specific requirements and match them with suitable properties. They provide comprehensive property viewings, offer guidance throughout the negotiation process, and assist with the necessary paperwork to ensure a smooth and successful transaction.

Do You Have A House To Sell or Rent ?

We can arrange a 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.

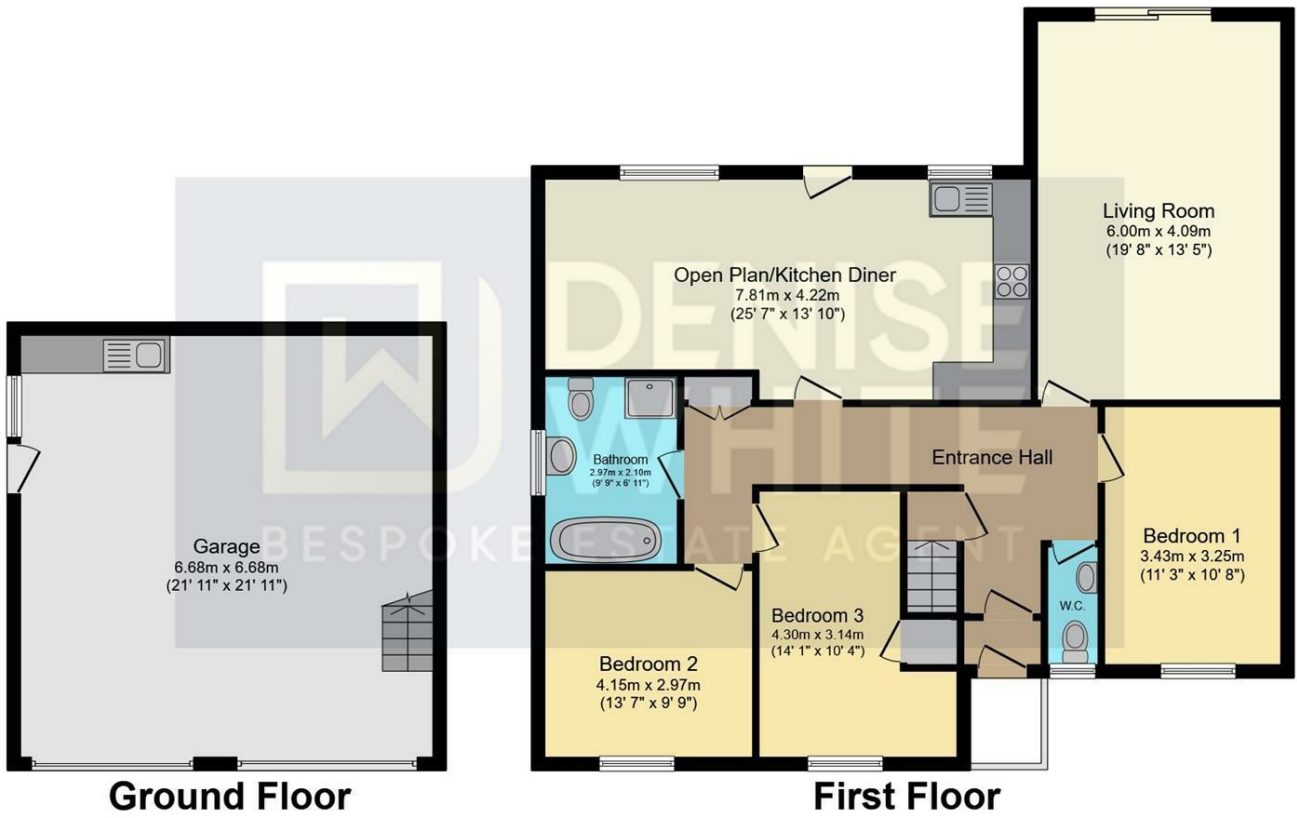
Do You Need Mortgage Advise ?

If you need a mortgage then please do get in touch, We can connect you to impartial independent financial advice to get you started.to discuss your mortgage options and get your mortgage 'agreed in principle', which makes you a more reliable option to sellers.

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.

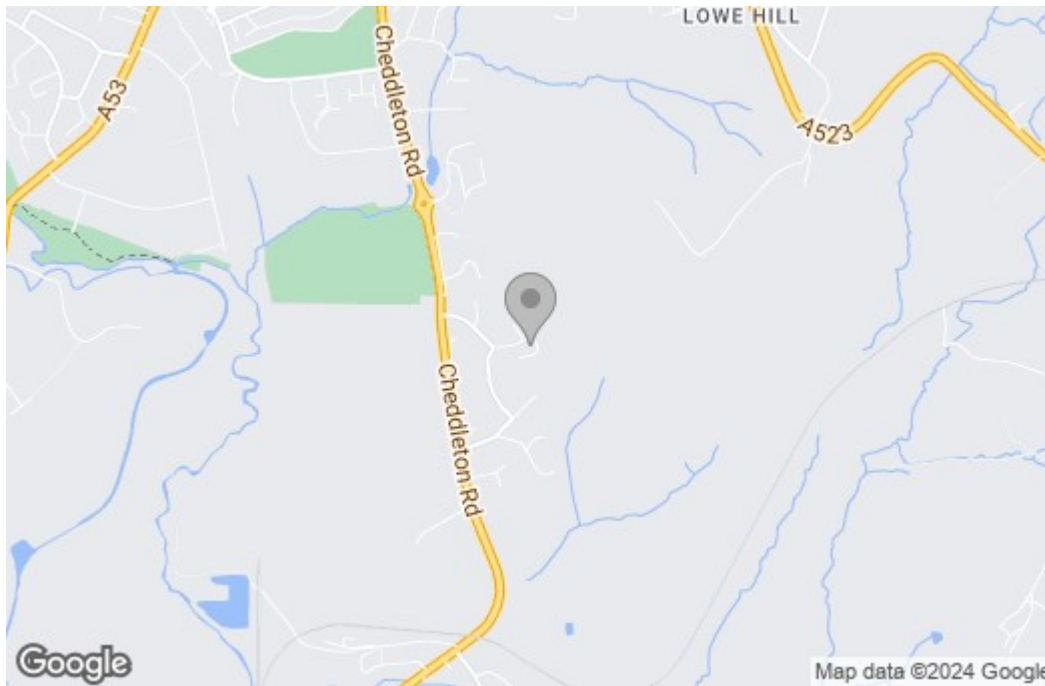
Floor Plan



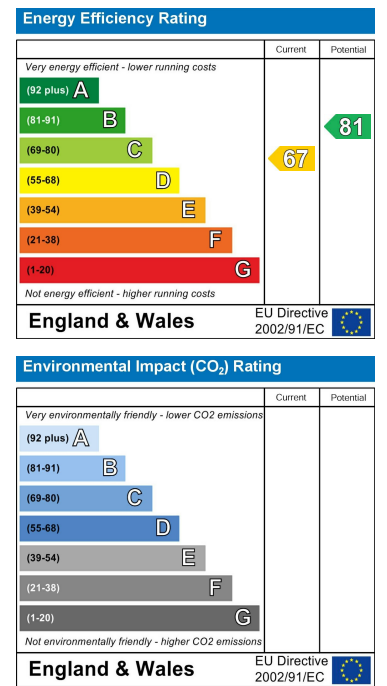
Total floor area 152.4 m² (1,641 sq.ft.) approx

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



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