



**33 Morley Street, Staffordshire, ST13 8BE**

**Offers over £135,000**

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A spacious Town House positioned on a popular residential street in the West End of Leek. In need of modernisation throughout, this property offers an excellent opportunity for a buyer to put their own stamp on it, creating their ideal home.

## Denise White Estate Agents Comments



Located on a quiet street in the west end of the market town of Leek, we have for sale this Two Bedroom Town House, which with a bit of TLC would make an ideal home for First Time Buyers, Couples and Families alike. Situated in a sought-after location in close proximity to the popular West End Schools, as well as local shops, supermarkets and amenities, and just a short distance from Westwood Rec, which offers a fabulous tree lined grassy area ideal for dog walking and ball games, alongside a good sized children's play area.

This property offers great potential, though it does require modernisation to truly shine. An Entrance Hallway welcomes you to the property, from which stairs lead to the First Floor and a door takes you through to the Lounge, which awaits your personal touch, allowing you to create a cozy living space to relax and unwind. From the Lounge, a door leads through to the Kitchen which in turn leads to a Conservatory at the rear of the property.

Boasting two bedrooms, the property provides comfortable and functional accommodation. The main bedroom is positioned to the front aspect and offers a generous space to retreat and rejuvenate after a long day, while the single bedroom is located to the rear aspect and is suitable for a child or could serve as a guest room or a home office. Across the landing from Bedroom Two you will find the bathroom, which is compact yet practical.

With its versatile layout and excellent location, this property is ideal for a range of buyers, including families, couples, first-time buyers, and investors looking to enhance their portfolio. Don't miss the opportunity to transform this property into your dream home!

### Entrance Hall

uPVC entrance door to the front aspect. Carpet. Radiator. Ceiling light. Stairs leading to the first floor. Door leading into: -

### Lounge

12'11" x 11'9" (3.95 x 3.59)



Carpet. Radiator. Coal effect gas fire on a brick fireplace. uPVC window to the front aspect. Three wall lights. Door leading into:-

### **Kitchen**

11'10" x 8'3" (3.61 x 2.54)



Fitted with a range of wall and base units and worksurfaces over incorporating to a one and a half bowl sink and drainer unit with mixer tap. Four ring gas hob. Double electric oven. Carpet. Radiator. Two uPVC windows to the rear aspect. Pantry cupboard off. uPVC door leading into: –

### **Conservatory**

11'7" x 8'3" (3.55 x 2.53)



uPVC double glazed with sliding patio doors leading to the rear garden. Carpet. Radiator. Two wall lights.

### **First Floor Landing**

Carpet. uPVC window to the rear aspect. Loft access. Doors leading into: –

### **Bedroom One**

15'2" x 12'10" (4.64 x 3.93)



Carpet. Two uPVC windows to the front aspect. Radiator. Two wall lights. Ceiling light.

### **Bedroom Two**

8'11" x 8'11" max (2.73 x 2.73 max)



Carpet. Radiator. uPVC window to the rear aspect. Three wall lights.

### **Bathroom**

8'5" x 3'10" (2.58 x 1.18)

Fitted with a suite comprising of low-level WC, power panel bath with shower over and pedestal wash and basin. Radiator. Part tiled walls. Obscured uPVC window to rear aspect. Ceiling light.

## Outside



The property is approached over a gated forecourt, with access through an alleyway to the side leading to the rear garden. To the rear there is a private and enclosed garden comprising of a paved patio with mature trees and shrubs, and a timber garden shed.

## Location

Location - Located on a well established residential street, within walking distance of the town centre of Leek.

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 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.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

No chain involved with the sale

## 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 lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 15 years and has a wealth of experience in all aspects of estate agency.

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.

## Property 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 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.

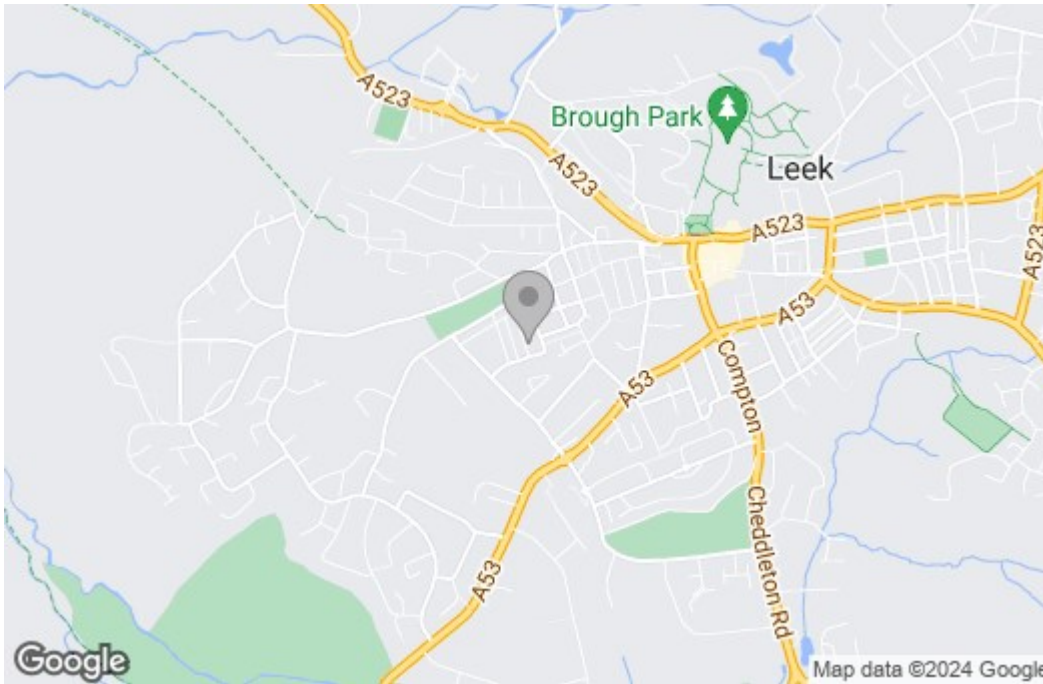
## Floor Plan



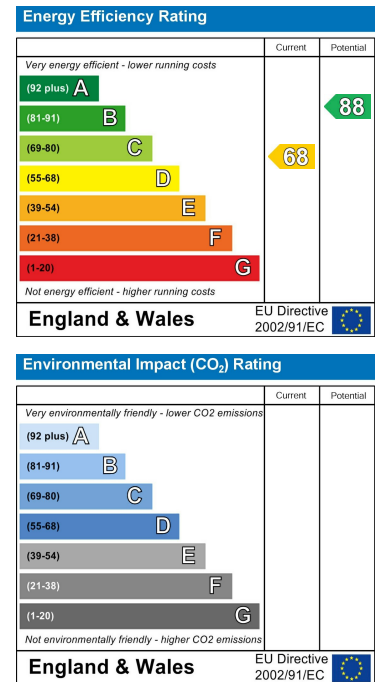
Total floor area 72.2 m<sup>2</sup> (777 sq.ft.) approx

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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