



111 Park Road, Staffordshire, ST13 8JU

Offers in the region of £475,000

** CALL US 9AM - 9PM 7 DAYS A WEEK TO ARRANGE A VIEWING! **

"Living in a modern refurbished three bedroom bungalow with large gardens and a double garage in a much sought-after area would suit so many buyers criteria. The spacious open plan dining kitchen, the excellent size inviting lounge, the main bedroom with en-suite and contemporary bathroom create a perfect home. With the potential to create an annexe in the existing double garage, this home offers endless possibilities. Embrace the modern lifestyle in a beautiful setting! #DreamHome #ModernLiving"

Denise White Estate Agent Comments



Immaculate and totally refurbished, this stunning detached bungalow offers bright and light accommodation that is perfect for families, couples, retired buyers, and those downsizing accommodation. With three bedrooms, including a double en-suite bedroom overlooking the rear garden, this property provides ample space for everyone. The open-plan kitchen is a standout feature, with an extensive range of wall and base units with work surfaces over, modern appliances, a dining area, a breakfast bar, and access to the rear garden. The kitchen also boasts concealed lighting and inset spotlighting, creating a warm and inviting atmosphere.

The rest of the bungalow's accommodation flows with an entrance hall that provides access to the living accommodation and steps leading down into the double garage and utility room. To the left of the entrance features a well proportioned separate reception room with large windows and good views to the front, providing a delightful space for relaxation and entertaining. The family bathroom is newly refurbished with a three piece bathroom suite having a rain shower over the bath alongside a shower attachment and a heated towel rail, adding a touch of luxury to everyday living. There is also a useful separate cloakroom for added convenience.

The bungalow is approached over a private driveway leading to the front of the property with parking and turning space in front of the double garage.

Externally, this property offers an excellent size plot, with the potential to extend to the rear, subject to any planning consents needed. The double garage provides additional storage space which is currently used as utility space. The garage could be utilised for many purposes including annexe accommodation for an elderly relative or dependent teenager, again subject to any necessary planning consents. The gardens to the rear are an excellent size, which have been recently landscaped and offers a high degree of privacy. Benefits from a patio seating area and lawns bordered by well-established hedging, mature flowerbeds and trees. An ideal place to potter and perfect for people with a love of gardening.

Situated in the most desirable location, this bungalow offers convenient access to nearby schools, local amenities, green spaces, and parks with Brough Park within a short walking distance away. It also boasts the additional advantage of not being overlooked, ensuring privacy for its residents.

Don't miss out on the opportunity to own this exceptional property with its unique features, including its recently renovated accommodation, the double garage, landscaped gardens and excellent size plot. Contact us now to arrange a viewing and witness the great space and versatile accommodation this remarkable home offers.

Hallway

Tiled designed flooring, inset spots, access into the accommodation.

Lounge

16'0" x 15'0" (4.90m x 4.58)



A good size lounge with a double glazed window to the front aspect, ceiling light, radiator, connection for a gas fire, door leading into the open plan kitchen dining room.

Kitchen

12'4" x 20'6" to bay narrowing down to 17'8" (3.78 x 6.25 to bay narrowing down to 5.4)



Fitted with a good range of dove grey high gloss wall and base units with work surfaces over, concealed lighting, breakfast island, induction hob, extractor hood over, integrated oven and microwave oven, sink unit with drainer, integrated fridge and freezer, windows to the rear and side aspects, two radiators, inset spotlights, tiled designed flooring, internal door leading to the inner hall and a door leading outside.

Bedroom One

10'8" x 14'0" max narrowing down to 11'10" (3.27 x 4.29 max narrowing down to 3.63)



Double bedroom, ceiling light, window to the rear aspect, radiator.

En-Suite Shower Room



Fitted with a shower cubicle and rain shower, W.C. vanity wash hand basin, heated towel rail. window to the side aspect, inset spotlighting, extractor, tiled designed flooring.

Bedroom Two

14'0" x 10'7" (4.29 x 3.25)

Double bedroom window over looking the rear garden, ceiling light, radiator.

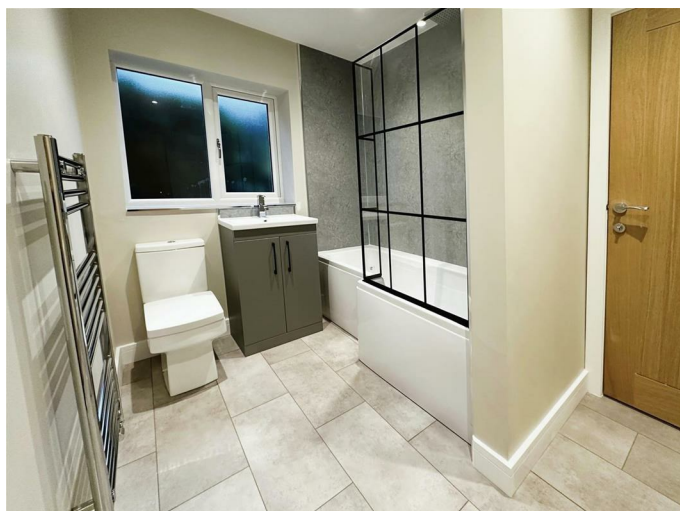
Cloakroom



W.C. wash hand basin, radiator, inset spotlight, extractor, window to the side aspect.

Bathroom

9'8" max x 6'11" (2.96 max x 2.13)



A suite which comprises; bath with rain shower and shower attachment, shower screen, vanity wash hand basin with storage under, W.C. heated towel rail, window to the side aspect, radiator, inset spotlighting, extractor.

Bedroom Three

9'6" x 7'3" (2.91 x 2.21)



Radiator, window to the side aspect, ceiling light.

Study/Playroom

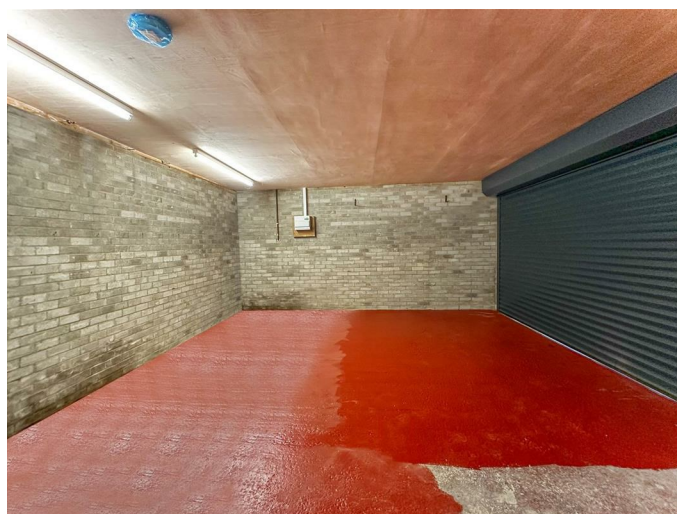
Radiator, ceiling light, tunnel window.

Inner Hallway

Steps lead down to the double garage.

Double Garage

17'11 x 16'6 (5.46m x 5.03m)



A double garage with car access from the driveway and internal access from the inner hallway with electric doors, power and lighting connected. There is also a utility/workshop off the garage.

Utility/Workshop

6'5" x 9'10" (1.96 x 3.01)

Radiators, plumbing for washing machine, power and lighting.

Gardens



Gardens to the front and gated access to the rear of the house. The garden to the rear is a good size and laid with a patio, lawned garden areas, bordered with hedging, flower and shrub borders and trees. The gardens have recently been landscaped.

Location



Situated on the outskirts of Leek, within easy reach of the market town, yet also close to some stunning countryside.

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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Agents Notes

Freehold

All mains services connected

The property has been refurbished with a rewire, new plumbing, new boiler, replastered and new drains

Council Tax Band

Staffordshire Moorlands Council - Band - D

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 live locally 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 advise.

Do you have a house to sell ?

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 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.

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.

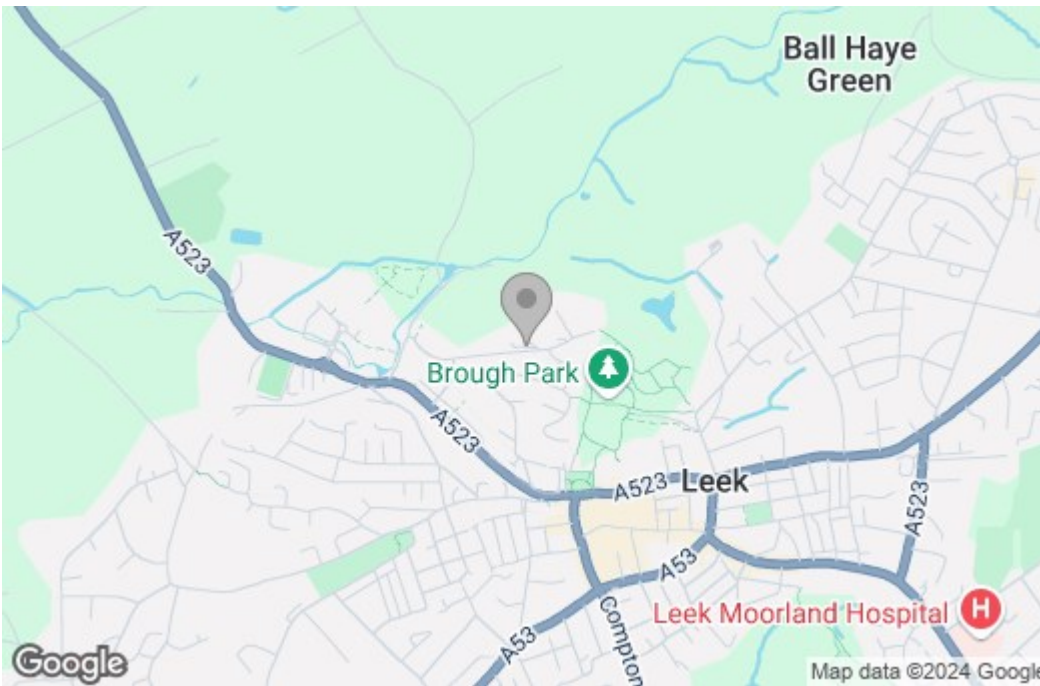
Floor Plan



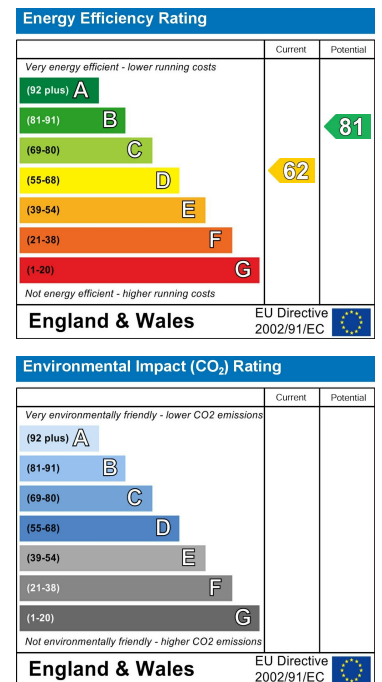
Total floor area 143.7 m² (1,546 sq.ft.) approx

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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