



**66 Sandon Street, Staffordshire, ST13 5QR**

**Offers in the region of £180,000**

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

A well presented Two Bedroom Semi Detached Bungalow positioned in a convenient location on the outskirts of the Market Town of Leek. Within walking distance of local shops and supermarket and just a short distance from the Town Centre.

### Denise White Estate Agents Comments

Located on a quiet street on the outskirts of the Market Town of Leek, yet within walking distance of local shops and supermarkets, we have for sale this Spacious Semi Detached Bungalow.

The accommodation is light, spacious and well presented. On entering the property the Hallway leads you to Two Double Bedrooms positioned to the front aspect and opens out in to a fabulous Living Dining Area, with patio doors leading to the Rear Garden. A door leads from the Living Room through to the Kitchen which is fitted with a wall and base units and leads on to the Rear Hall which provides access to the Bathroom, Separate WC and on to the Rear Garden.

Externally, a shared driveway leads to an off road parking space at the rear of the property. There is a good sized private garden which backs on to an open space, offering pleasant views over the surrounding area.

### Location

Situated on the outskirts of the market town of Leek in a well established residential area on a small cul-de-sac location.

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.

### Entrance Hall

Wooden entrance door to the front aspect. Laminate flooring. Loft access. Opening to the lounge. Doors leading into: –

### Bedroom One

13'0" x 10'3" (3.98 x 3.13)



Carpet. Radiator. uPVC windows to the front and side aspect. Exposed beam to the ceiling. Ceiling light.



## Bedroom Two

12'6" x 9'8" (3.82 x 2.97)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light and fan.

## Lounge

29'5" x 9'1" (8.99 x 2.79)



Laminate flooring. Two uPVC windows to the rear and side aspect. Sliding patio doors leading to the rear garden. Two ceiling lights with fans. Door leading into: –

## Kitchen

12'1" x 9'10" (3.69 x 3.00)



Fitted with a range of wall and base units with woodblock worksurfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Space for small range style cooker with

extractor over. Plumbing for an automatic washing machine. Tiled flooring. Part tiled walls. uPVC window to the side aspect. Radiator. Ceiling light. Door leading into: –

## Rear Hall

Tiled flooring. Ceiling light. uPVC door leading to the rear garden. Doors leading to the bathroom and separate WC.

## Bathroom

5'5" x 5'3" (1.66 x 1.62)



Fitted with a panelled bath with shower over and pedestal wash hand basin. Laminate tiled flooring. Fully tiled walls. Radiator. Obscured uPVC window to the side aspect. Ceiling light.

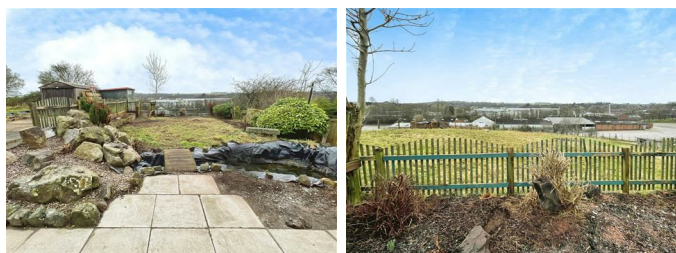
## WC

5'4" x 2'10" (1.64 x 0.87)



Fitted with a low-level WC. Tiled flooring. Radiator. Part tiled walls. uPVC window to the side aspect.

## Outside



To the side of the property there is a shared driveway which leads to an off road parking space at the rear of the property. To the rear aspect there is a private garden comprising of a paved patio and further garden with a pleasant open outlook to the rear.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

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?**

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!**

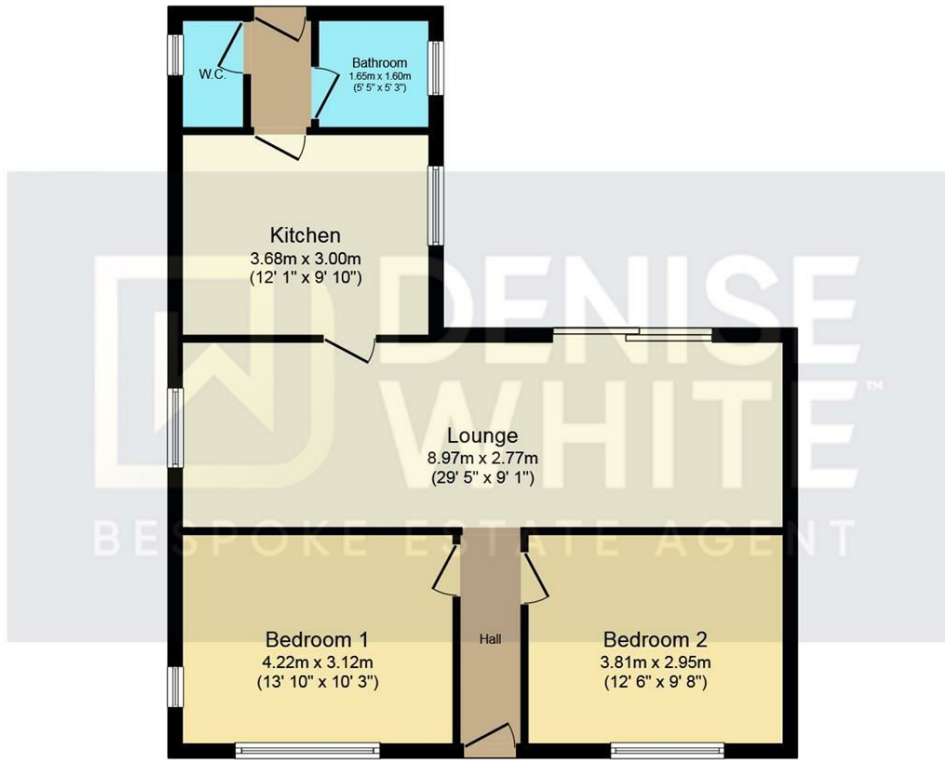
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **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

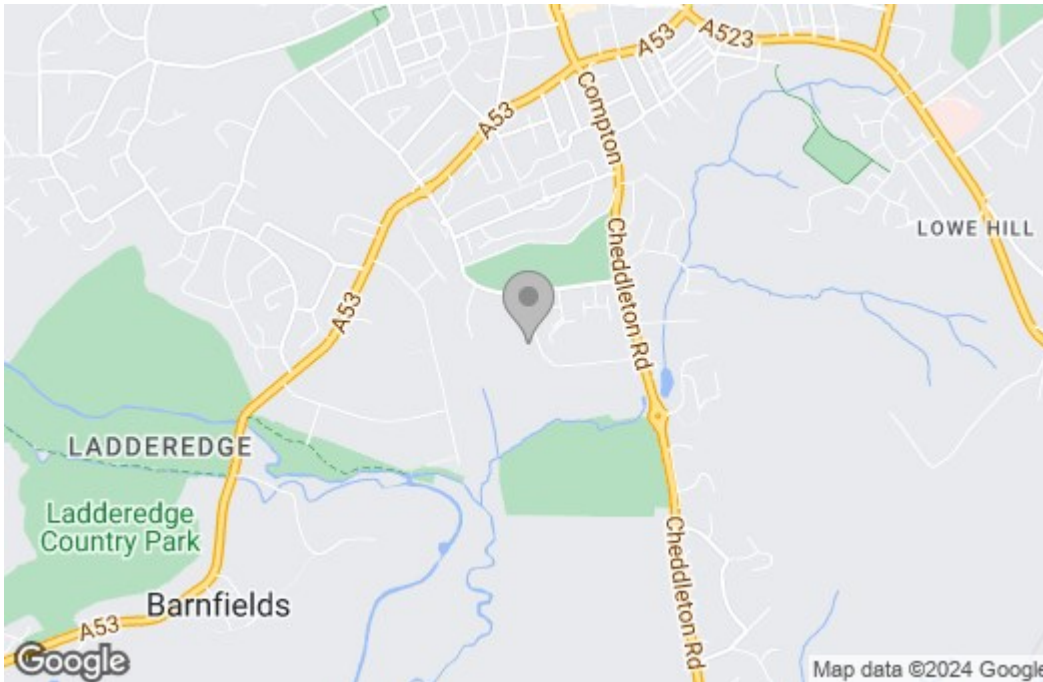


**Floor Plan**

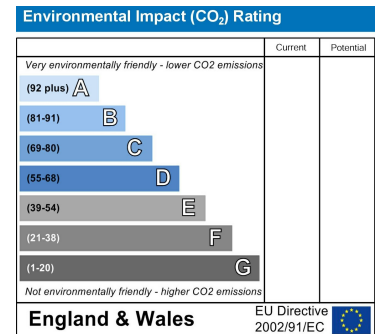
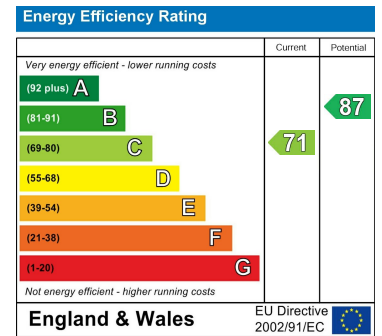
Total floor area 71.4 m<sup>2</sup> (769 sq.ft.) approx

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.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk