



**12 Nelson Street, Leek, ST13 6BB**

**Offers in the region of £180,000**

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"WE ARE IN THE GARDEN"

If you are looking for a three bedroom town house with a great size garden then we have found your perfect property !

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9am - 9pm**

### **Denise White's Comments**

This three-bedroom townhouse offers a perfect blend of spacious rooms and well-maintained accommodation, accompanied by a generous-sized garden. Whether you're a first-time buyer, looking to upsize, or searching for a rental opportunity, this property is an ideal choice.

The house has been recently updated with a newly installed kitchen and bathroom, as well as fresh interior decoration throughout. It provides a fantastic starter home for a growing family. The inclusion of double glazing and gas central heating, powered by a combination boiler, ensures comfort and efficiency.

Inside, the property boasts generously proportioned rooms, making daily living a breeze. The ground floor consists of two reception rooms, offering versatile spaces for relaxation and entertainment. The modern kitchen is complemented by a spacious pantry/utility area, providing ample storage. A useful porch at the front of the house adds convenience and practicality.

Upstairs, you will find three bedrooms, two of which are doubles, offering plenty of room for the entire family. The modern bathroom completes the upper level, providing a stylish and functional space.

Additionally, there is a large attic that can be explored, featuring skylights at the front and rear, as well as electricity. It's worth noting that some neighbouring properties in the area have extended into their roofline, presenting potential for further expansion.

Conveniently located in the market town of Leek, the property benefits from easy access to a range of local amenities. The town centre is within close proximity, ensuring that shops, restaurants, and other services are easily reachable. Nelson Street location also offers excellent primary and

secondary schools in the vicinity, making it a great choice for families. Moreover, Brough Park is just a short walk away, providing a beautiful green space for outdoor activities and relaxation.

In summary, this three-bedroom townhouse provides spacious and well-presented accommodation, along with a generous garden. Its convenient location, recent updates, and potential for further expansion make it an ideal choice for first-time buyers, families, or those seeking a rental investment.

### **Entrance Porch**

uPVC double glazed, uPVC double glazed door, tiled floor, access gained into the dining room.

### **Dining Room**

11'1" x 10'9" (3.38m x 3.30m)



Internal glazed door, feature fireplace, uPVC double glazed bay window to front aspect having internal storage, double radiator, laminate flooring, access gained into the lounge.

## Lounge

12'8 x 11'1 (3.86m x 3.38m)



A feature fireplace with a living flame gas fire, uPVC double glazed window to the rear aspect, two radiators, built in understairs store cupboard, coving to the ceiling, fitted carpet, stairs off to the first floor accommodation and access into the kitchen.

## Kitchen

12'9" x 6'1" (3.90 x 1.86)



A recently fitted kitchen with an excellent range of units comprising base cupboards and drawers having built in electric oven, space for free standing fridge/freezer, work surfaces over having four ring ceramic hob with extractor fan above, inset stainless steel sink unit with mixer tap above, range of matching wall cupboards. Two uPVC double glazed windows to the side aspects, two radiators,

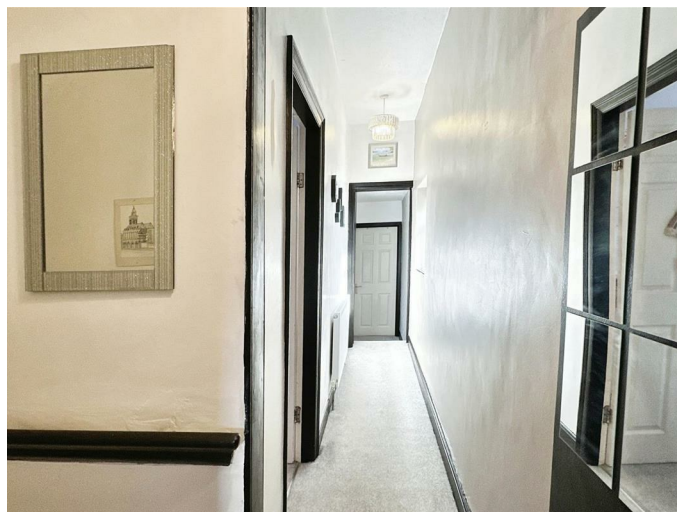
recently fitted uPVC door to the side aspect, access to the panty/utility.

## Pantry/Utility Area

6'7" x 5'1" (2.01 x 1.57)

uPVC double glazed window to side elevation, gas fire central heating boiler and radiator.

## First Floor Accommodation



Access to the bedrooms and bathroom, loft access with ladders and two skylight windows

## Bedroom One

14'6" x 11'2" (4.42 x 3.42)



Two uPVC double glazed windows to front aspect, radiator, picture rail, fitted carpet.

### Bedroom Two

12'6 x 11'8 (3.81m x 3.56m)



uPVC double glazed window to rear aspect, radiator, built in over stairs store with fixed shelving, fitted carpet.

### Bathroom



A white suite comprising low level WC, wash hand basin in vanity with cupboards beneath, panel bath

with shower fitment above, radiator, uPVC double glazed frosted window to the side aspect, fully tiled walls.

### Bedroom Three

9'9 x 6'6 (2.97m x 1.98m)



uPVC double glazed window to rear aspect, radiator, fixed shelving, fitted carpet.

### Outside



Enclosed forecourt to the front aspect. Enclosed yard area with gated access leading to further sizeable rear garden. Shaped flagged patio area incorporating a timber potting shed having a sweeping Herringbone path having adjoining lawns. Further flagged Patio area incorporating a timber workshop. Pedestrian gated access to the rear aspect.

## 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.

## Agents Notes

Freehold

All mains services connected

Council Tax Band A - Staffordshire Moorlands

## 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 business since 1999. Denise lives locally in Leek 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 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.

### **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.

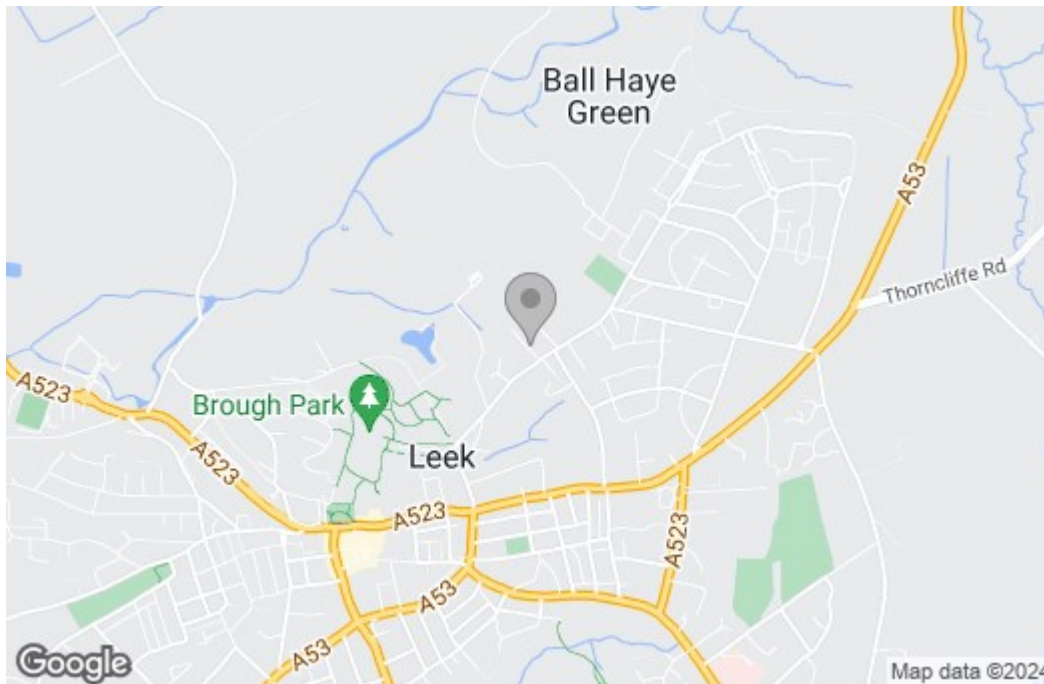
## Floor Plan



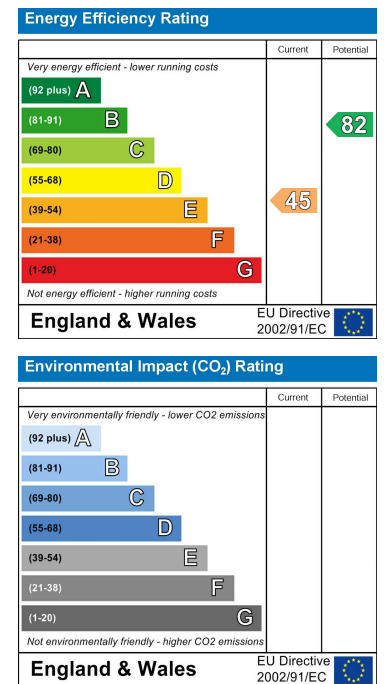
Total floor area 89.4 m<sup>2</sup> (963 sq.ft.) approx

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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