



28 Dalehouse Road, ST13 7JL

Offers in excess of £170,000

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Unlock the Potential: Ready for Renovation, this three bedroom semi-detached residence is located in a prime family location awaits your creative touch!

**OUR PHONE LINES ARE OPEN 7 DAYS A WEEK -
9am - 9pm**

Denise White Estate Agent Comments

Welcome to your canvas of creativity! Nestled in the heart of a sought-after family neighbourhood, this three-bedroom semi-detached residence eagerly awaits transformation. With a good floorplan of accommodation, this property offers a blank slate for those with a vision for renovation. Embrace the opportunity to craft your dream home in this well established residential location.

The accommodation comprises, in brief; entrance hall, downstairs W/C, kitchen diner, large lounge which leads to a separate room which gives access to the integral garage and the rear garden. On the first floor the landing leads to the three bedrooms which are served by the family bathroom.

To the front of the property there is a driveway providing off street parking. There is an enclosed rear garden, with a patio area leading up to a large lawned area with established shrubbery.

Entrance Hall

uPVC front door to the entrance porch which leads through to the hallway. Doors leading to the downstairs W/C and :-

Kitchen Diner

12'5" x 8'7" (3.79 x 2.62)



uPVC window to the front aspect, fitted wall and

base units, half fitted carpet and half vinyl flooring with part tiled walls. Integrated oven with four ring gas hob, extractor hood and a radiator.

Living Room

15'0" x 13'11" (4.59 x 4.25)



uPVC window to the rear aspect. Fitted carpet, radiator and a door leading to:-

Play Room

9'6" x 6'5" (2.90 x 1.97)



This room could be utilised as a playroom, study or utility room! With sliding glass doors leading to the rear garden and a doorway giving access to the garage.

Garage

19'10" x 7'6" (6.05 x 2.30)

With an electric supply and an up and over door to

the front and plenty of space for a small car or alternatively to be used for storage.

First Floor Landing

Fitted carpet, loft hatch to the ceiling, storage cupboard housing the water tank. Door leading to :-

Main Bedroom

12'2" x 8'11" (3.72 x 2.72)



uPVC window to the rear aspect. Carpet, radiator and fitted wardrobes.

Bedroom Two

9'6" x 8'11" (2.90 x 2.72)



uPVC window to the front aspect. Carpet and radiator.

Bedroom Three

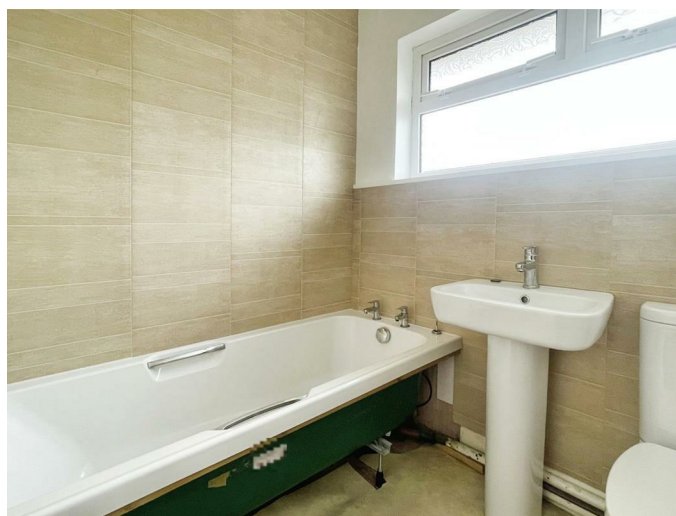
9'4" x 5'11" (2.86 x 1.82)



uPVC window to the rear aspect. Carpet, radiator and fitted cupboard.

Bathroom

5'10" x 5'4" (1.78 x 1.65)



uPVC frosted window to the front aspect. Vinyl tiled walls, vinyl flooring, white three piece suite consisting of bath, pedestal hand basin and WC.

Externally

To the front is a driveway for a single car and a raised lawn with steps leading up to the front door. To the rear is a private garden with patio and lawned area with established conifer hedges to the right hand side and rear boundaries and fence panels to the left.

Location

Situated in Cheddleton, on the outskirts of the market town 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.

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.

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.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

No chain involved with the sale

House To Sell or Let?

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.

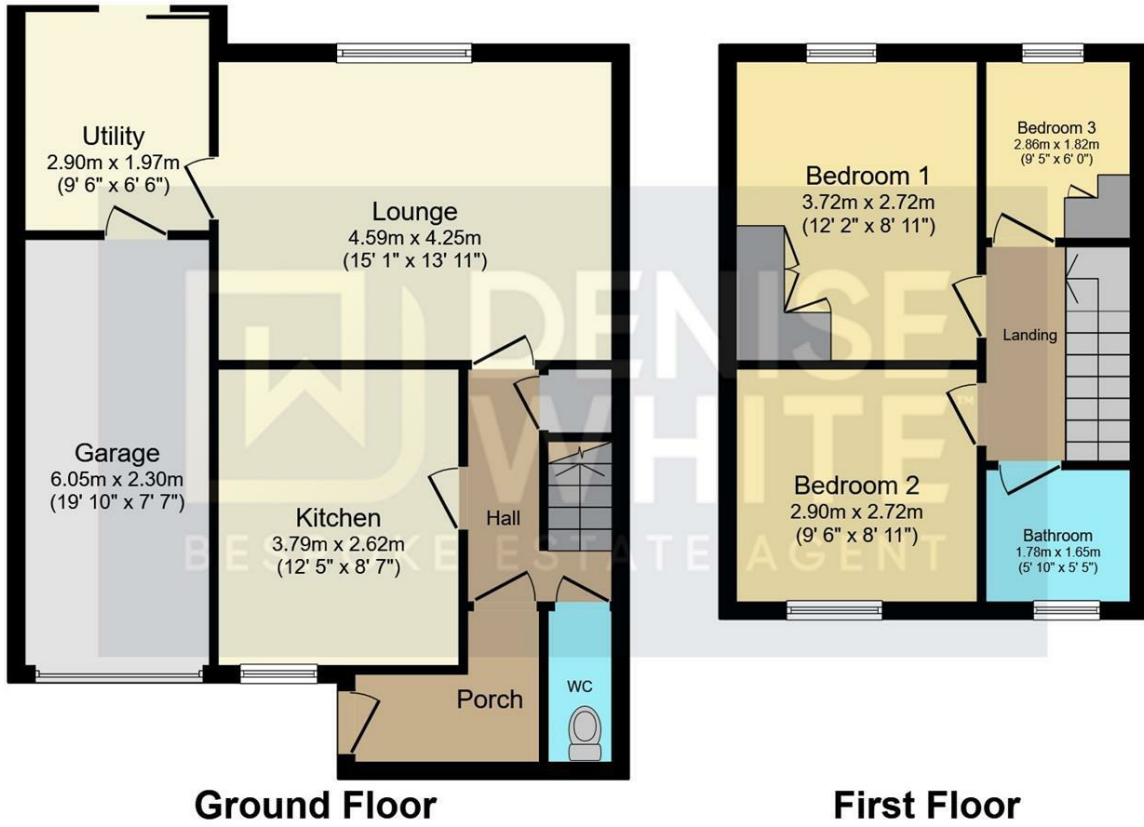
You Need A Solicitor!

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



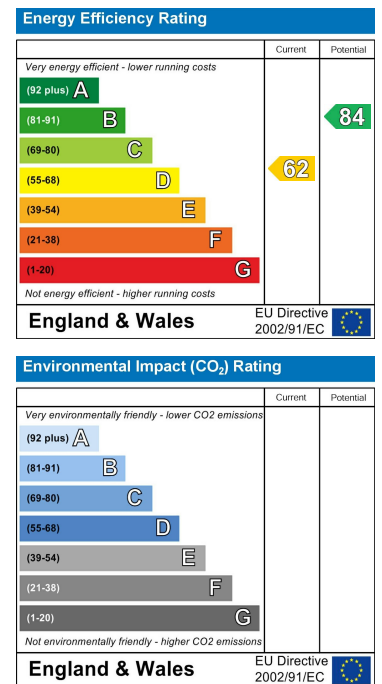
Total floor area 93.0 m² (1,001 sq.ft.) approx

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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