



2 Springfield Close, Staffordshire, ST13 6PJ

Offers in the region of £260,000

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

'Rejoice with your family in the beautiful land of life.' - Albert Einstein.

Embrace the beauty of life with your loved ones! This immaculate family home, nestled in a sought-after cul-de-sac, is a dream come true. Close to the charming town of Leek and surrounded by stunning Staffordshire Moorlands countryside, it's an opportunity not to be missed.

#FamilyHome #DreamHouse #StaffordshireMoorlands

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

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Denise White Estate Agent's comments

This beautifully presented semi-detached property is located on the outskirts of the town centre of Leek. It has been meticulously maintained by the current owner and offers spacious three-bedroom accommodation spread over two floors.

Situated in a quiet cul-de-sac, the property occupies a generous plot with parking space for two or more cars. The front of the property features a well-maintained lawn, while the rear garden offers a stone patio area, lawn, and borders adorned with mature plants.

Upon entering the property, you are greeted by a welcoming entrance hall that leads to the main living area. The lounge, located at the rear of the property, boasts a feature gas effect log burner and French doors that open out to the sizable enclosed rear garden. The dining room, with its bay-style window at the front, offers ample space and includes a large built-in storage cupboard. The modern kitchen is fitted with a range of wall and base units, as well as integrated appliances. Additionally, there is a convenient ground floor W.C.

Moving to the first floor, you will find three bedrooms. Two of the bedrooms are double bedrooms situated at the rear of the property, while the third bedroom is a single bedroom located at the front and features over stairs storage space. The bedrooms are served by a modern shower room.

The property is conveniently located within walking distance of the historic town centre of Leek. Residents will have easy access to local parks, schools, shops, and all the amenities the town has to offer. This makes it an ideal purchase for young families looking to settle down and create a home.

To truly appreciate the space, location, and quality of this home, viewing is highly recommended.

Entrance Hall



Spacious entrance hall with fitted carpet, stairs to first floor accommodation, ceiling light, radiator, Access in to Living room, Dining room and WC.

Lounge

14'2" x 12'5" (4.32 x 3.79)



Fitted carpet. Radiator. French doors to the rear aspect leading on to patio area and rear garden, Gas log burner, ceiling light.

WC



Tiled Floor. Tiled walls. Low level WC. Cloakroom wash basin vanity unit with storage under. Obscured uPVC double glazed window to the front aspect.

Dining Room

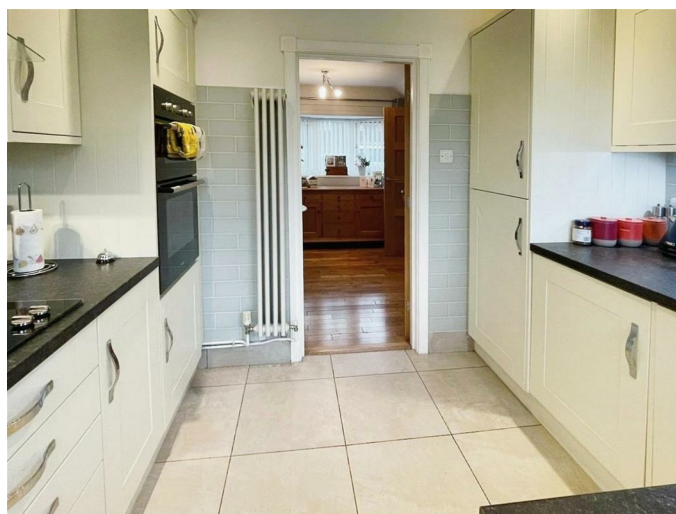
10'4" x 9'10" (3.17 x 3.02)



Wood effect flooring. Built in storage cupboard. Bay style window to the front aspect. Ceiling light. Radiator. Access into the Kitchen.

Kitchen

9'10" x 8'3" (3.00 x 2.53)



Tiled Flooring. Fitted with a range of wall and base units with work surfaces over. Integrated HOTPOINT split oven, fridge, washing machine and dish washer. Gas hob with extractor fan above. Tiled splash back. Sink and drainer unit with chrome mixer tap. Wall mounted combination boiler in rear right wall unit. uPVC window and fully glazed door allowing access to rear garden.

First Floor Landing

Fitted carpet, uPVC double glazed window to the front aspect. fitted carpet. ceiling light, loft access. Access into the three bedrooms and the shower room.

Bathroom

5'4" x 6'11" (1.64 x 2.12)



Wood effect flooring. Partially tiled walls. Low level W.C. Chrome towel rail, Pedestal wash hand basin. Quadrant shower enclosure. Chrome shower with head and handset. Obscured uPVC double glazed window to the side aspect. Spotlights.

Bedroom One

14'2" x 12'7" (4.33 x 3.86)



A good sized double bedroom situated to the rear of the property, fitted carpet, radiator. uPVC double glazed window to the rear aspect, ceiling light.

Bedroom Two

12'0" x 9'10" (3.68 x 3.01)



A double bedroom to the rear of the property, fitted carpet, radiator. uPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Three

9'0" x 7'4" (2.76 x 2.26)



A single bedroom to the front of the house, fitted carpet, radiator. uPVC double glazed window to the front aspect, ceiling light, storage cupboard over stairs.

Outside

To the front of the property is a low maintenance driveway allowing parking for two cars with a well maintained lawn to the right. Gated access at the side of the property leading to the rear garden consisting of stone patio area initially, leading onto

lawn with borders surrounding.

There is also a garage a short walk away from the property.

Agent's Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

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 16 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.

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.

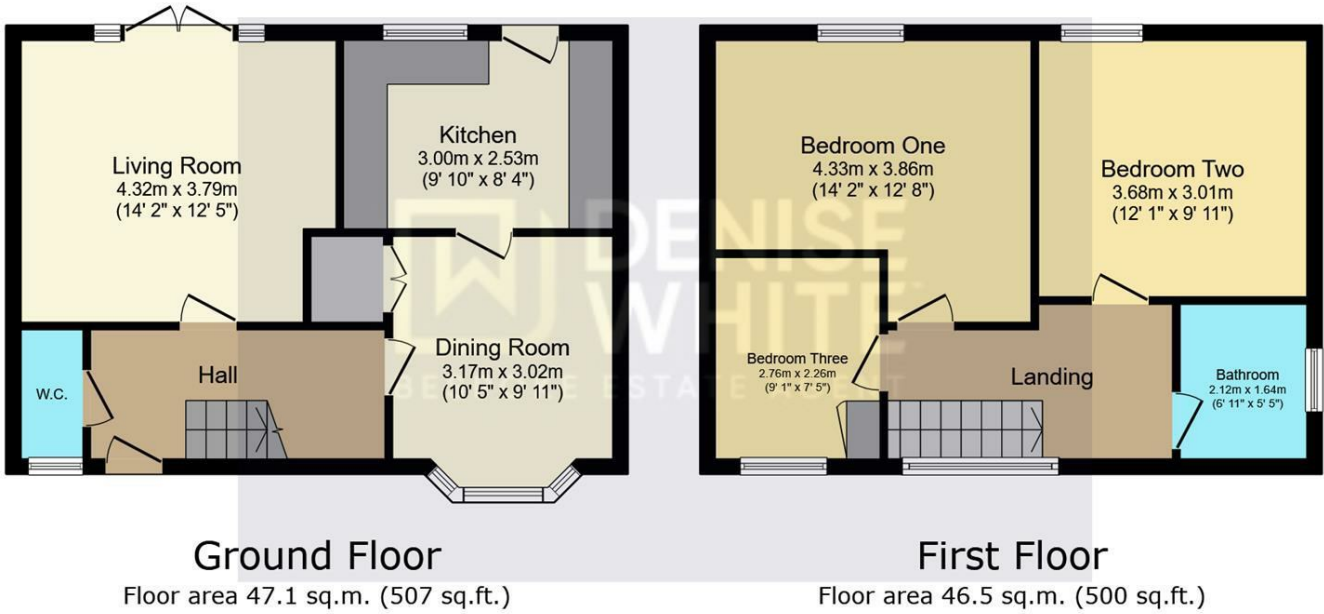
Do You Need A Mortgage?

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.

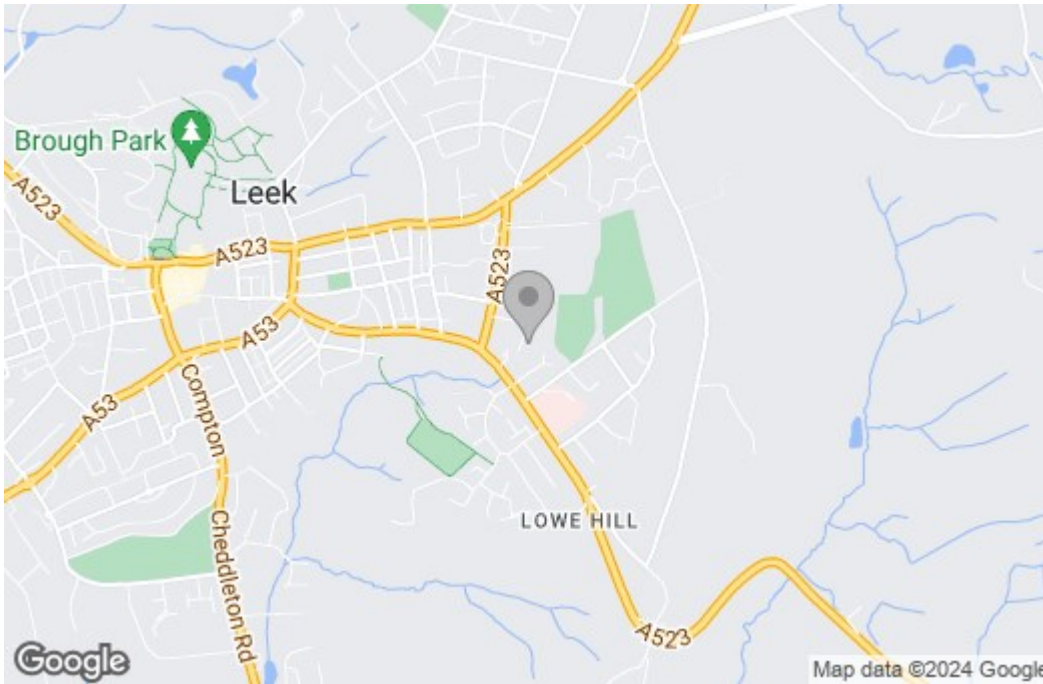
Floor Plan



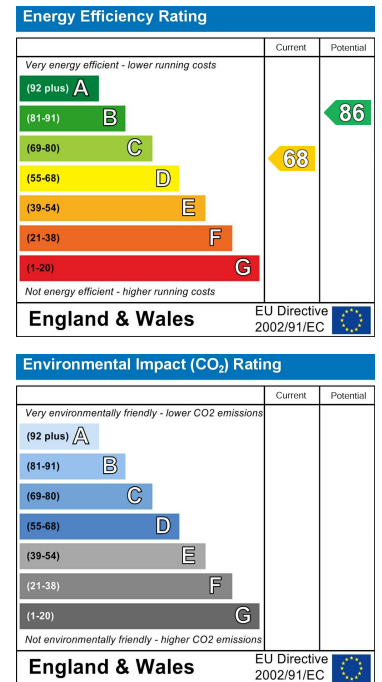
TOTAL: 93.6 sq.m. (1,007 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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