



64 Buxton Road, Leek, Staffordshire, ST13 6EE

£119,950

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"A House with a Soul" This period home has a sense of soulfulness and authenticity.

A charming two bedroom, period, mid-terrace property, conveniently situated within walking distance of the bustling town centre. With a cosy log burner, a country style kitchen, and a garden room with French doors on to the rear yard, perfect for those lovely summer evenings, this quaint home has it all.

#idealinvestment #perfectfirsthome

Denise White Estate Agents Comments

This two-bedroom mid-terrace property offers well-maintained accommodation throughout. The property is located on the outskirts of the town centre, providing easy access to the many amenities the popular market town of Leek has to offer. Within a 5 mile radius of the property are many renowned attractions such as the Rudyard Lake and The Roaches.

Internally, the property provides a pleasant and cosy feel having maintained character with modern restored features such as double glazed sash windows throughout. The living room benefits from a log burner creating a warm and welcoming feel. To the ground floor, there is also a country style kitchen with belfast sink, modern bathroom featuring a roll top slipper bath, and a bright and airy garden room providing useful access through French doors onto the enclosed rear yard, perfect for enjoying the warmer summer evenings. To the first floor there are two good sized bedrooms, the larger of the two positioned to the front aspect and the second bedroom located to the rear.

Whether you're a first-time buyer, looking for a cosy place to call your own, or searching for an investment opportunity, this property is an ideal choice.

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.

Lounge

12'2" x 11'9" (3.72 x 3.59)



Composite door to the front aspect, wood effect flooring, radiator, uPVC double glazed window to the front aspect, Log burner with stone effect hearth and surround, ceiling light.

Kitchen

9'10", 223'1" x 7'10" (3.,68 x 2.41)



Tiled flooring, wall and base units with wood work surfaces over, belfast sink with mixer tap, space for cooker with extractor fan over, space for fridge freezer, radiator, stairs off to the first floor accommodation, sash style uPVC double glazed window to the rear aspect into garden room, spotlights, access into:-

Rear Hall

Continued tiled flooring, plumbing for automatic washing machine, ceiling spotlight, access into bathroom and into:-

Garden Room

10'8" x 5'10" (3.26 x 1.78)



Fitted carpet, uPVC double glazed french doors leading to the rear yard, two wall lights. Electric radiator will not be included in the sale.

Bathroom

7'11" x 5'0" (2.42 x 1.54)



Tiled flooring, tiled walls, freestanding roll top slipper bath with shower mixer tap, low level WC, obscured uPVC double glazed sash style window to the rear aspect, pedestal wash hand basin, ceiling spotlights.

First Floor Landing

uPVC double glazed sash style window to the rear aspect, fitted carpet, ceiling spotlights.

Bedroom One

12'0" x 10'9" (3.66 x 3.28)



Fitted carpet, radiator, uPVC double glazed sash style window to the front aspect, ceiling light.

Bedroom Two

9'6" x 8'0" (2.91 x 2.45)



Fitted carpet, radiator, uPVC double glazed sash style window to the rear aspect, ceiling light, loft access

Outside



To the rear of the property is a well-maintained gravelled yard with a decked seating area and gated access to the rear.

Agent's Notes

Tenure: Freehold

Council Tax Band A

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?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

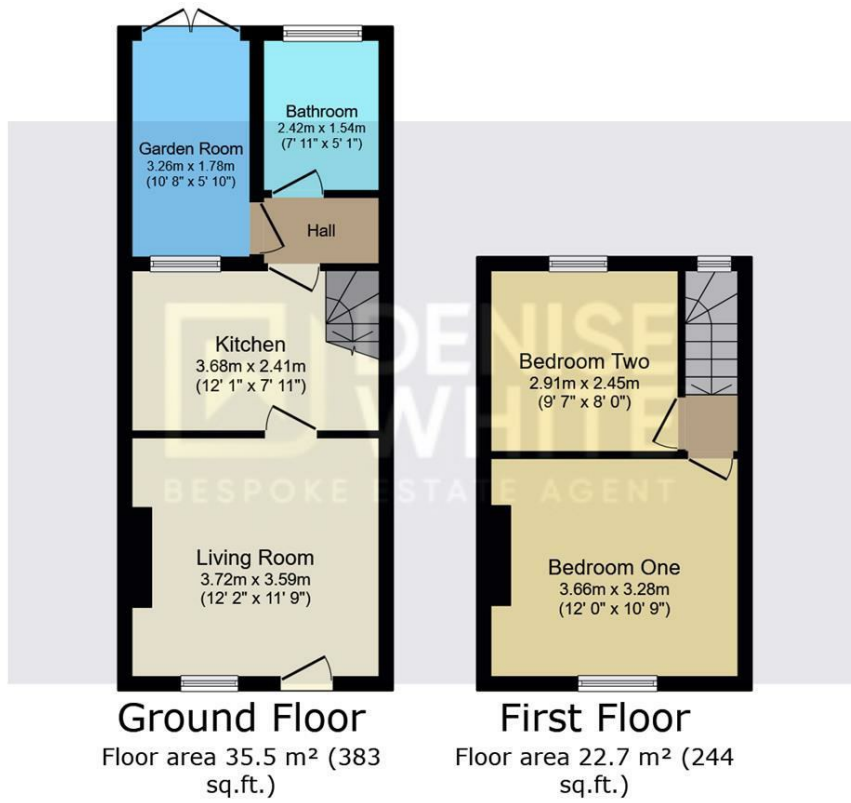
You Need A Solicitor!

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.

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.

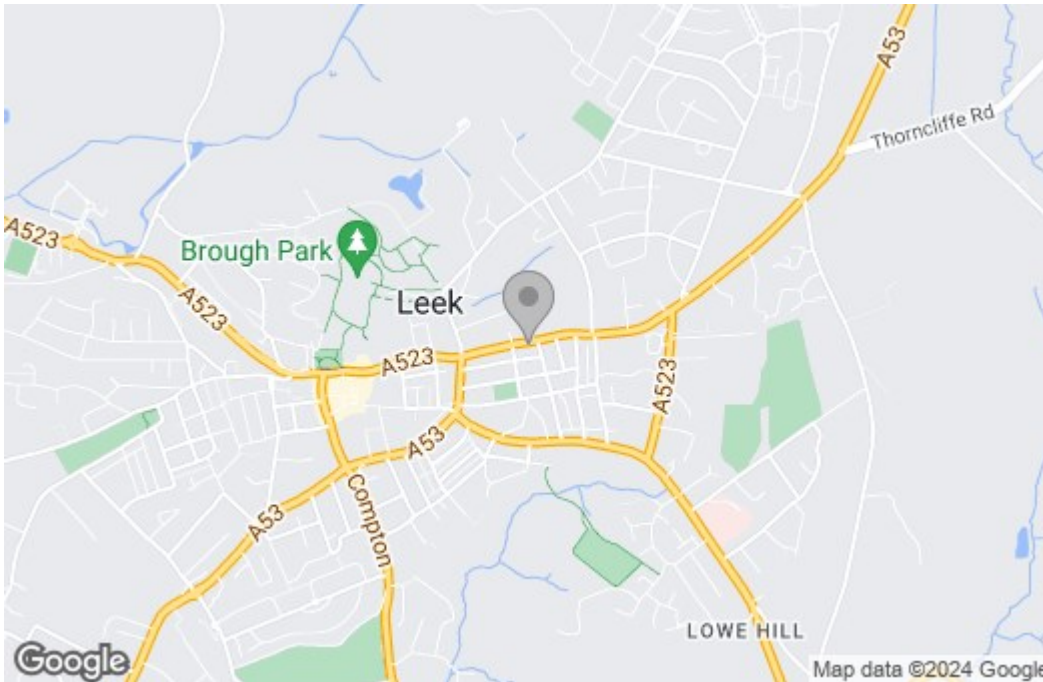
Floor Plan



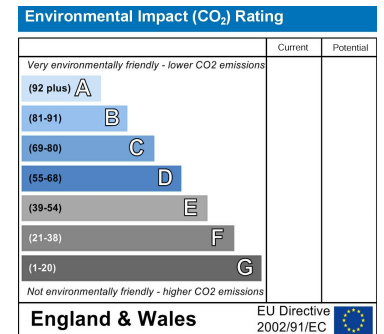
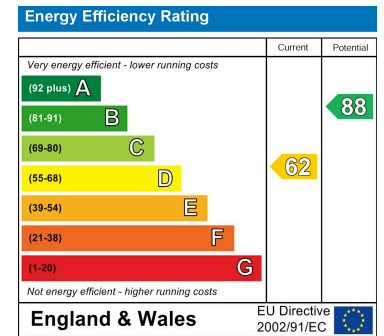
TOTAL: 58.2 m² (627 sq.ft.)

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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