



51 Abbey Green Road, Staffordshire, ST13 8SA

Offers in the region of £225,000

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

Situated in a prime location, this beautiful two bedroom cottage has been lovingly renovated and is a real credit to it's current owners. Boasting period features which perfectly intertwine with the more modern elements of the house, this property really has been crafted to provide an ultimate sense of comfort and style.

Denise White Estate Agents Comments

One word comes to mind when stepping foot inside this property – stunning! A real credit to the current owners, this beautiful two bedroom cottage has been lovingly updated with a style that flawlessly fits with the character of the house, with period features that intertwine with the more modern elements.

Arriving at the property, you will be greeted by a raised courtyard to the front, large enough to be used as a seating area to catch the morning rays of sun. Entering through the front door, you will find a spacious but cosy living room with a log burner and a bay fronted window overlooking the fields. With a study to the rear of the property, providing a versatile space which could be used as an office, play room or even another bedroom.

Proceeding down a stone staircase to the lower ground level is a contemporary kitchen, designed to maximise storage space and complete with an integrated double oven, dishwasher and microwave. Leading through to the dining room and utility with fitted base units incorporating a wine fridge and a built-in cupboard for your washing machine and tumble dryer. From this great family space is access to the rear garden which is the definition of a sun trap! Perfectly positioned in order for you to soak up the afternoon sun and providing electric sockets and an outdoor water tap for added convenience and practicality.

Proceeding up to the first floor is a large double bedroom which benefits from the amazing views to the front across the fields. Certainly, a view you can be excited to wake up to, even on the dreariest of days! The family bathroom is also situated on this floor overlooking the rear aspect and has been recently updated to provide a large freestanding bathtub, corner shower unit, vanity hand basin and WC. Furthermore, the loft has been converted to provide an extra bedroom, featuring three skylights, flooding the room with natural light and again, providing you with that remarkable view.

As for the location, you couldn't ask for better

neighbours or a more tranquil setting. No other houses face or back onto this property, ensuring a high level of privacy. With the fields to the front and a large private car park for residents to the rear, providing a minimum of three parking spaces and a large wooden shed for storage.

It is fair to say that this property is a must see so give us a call and get your viewing booked in!

Kitchen

9'10" x 12'6" (3.00 x 3.82)



Door leading to the rear garden, uPVC window to the rear, matching wall and base units with an integrated double oven, dishwasher and microwave. With wooden effect flooring, part tiled walls, undercabinet lighting and a ceiling light.

Dining Room

10'5" x 12'6" (3.18 x 3.82)



uPVC window to the front, fitted base units incorporating a wine fridge, a storage cupboard with plumbing and power for your washing machine and tumble dryer, wooden effect flooring and an electric fireplace.

Lounge

11'8" x 13'1" (3.58 x 4.01)



Situated on the ground floor with a bay fronted window to the front aspect, parquet flooring, log burner with wooden mantelpiece, built in cupboards at base level and a ceiling light.

Study

9'11" x 7'1" (3.03 x 2.18)



Double glass panelled doors from the hallway, uPVC window to the rear aspect, parquet flooring, ceiling light.

Main Bedroom

12'1" x 13'1" (3.69 x 4.00)



Situated on the first floor with a uPVC window to the front aspect, fitted carpet and ceiling light.

Bathroom

9'11" x 6'7" (3.04 x 2.02)



Situated on the first floor with a uPVC window to the rear aspect, with tiled effect flooring, part tiled walls, freestanding bathtub with mixer taps and a shower head, corner shower unit with thermostatic shower, vanity hand basin, WC and a heated towel rail.

Bedroom Two

13'3" x 11'4" (4.05 x 3.47)



Situated on the second floor in the converted loft space with two skylights to the front and one to the rear, fitted carpet and a ceiling light.

Outside



To the front is on street parking and a raised patio area with a water tap. Access around the back is via an entryway to the right hand side of the property, leading to the residents parking which provides secure, off road parking for up to three vehicles and a large storage shed. Also to the rear is a beautiful walled courtyard garden with a water tap and power points. Along with gated access to the parking and access to the kitchen via the back door.

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 to 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

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 advice 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 advice.

House 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.

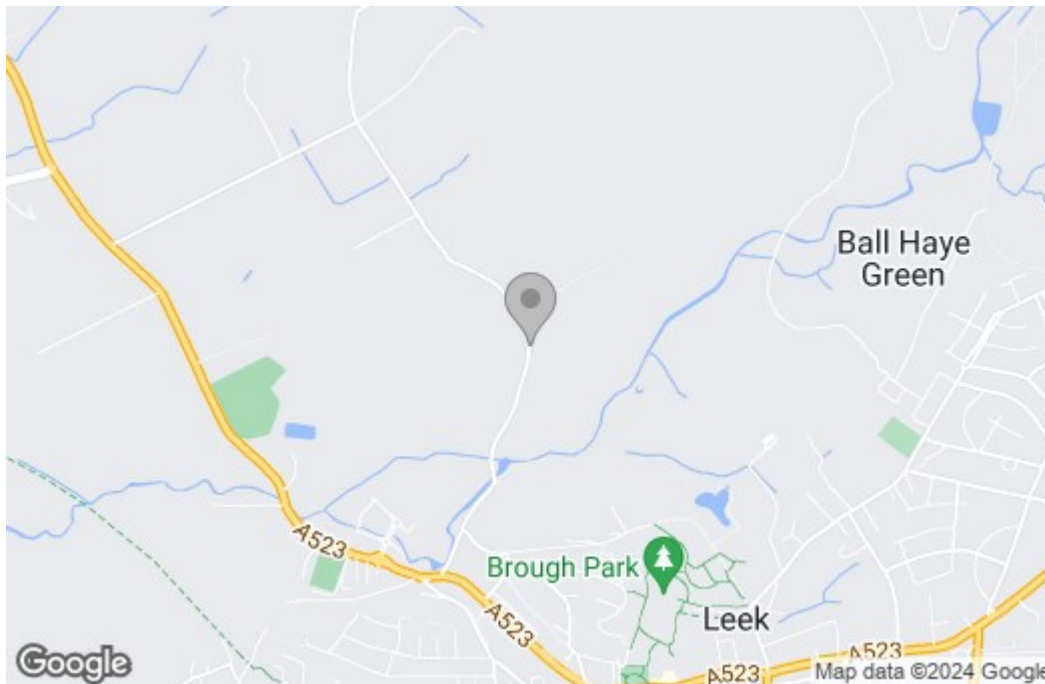
Do You Need A Mortgage?

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

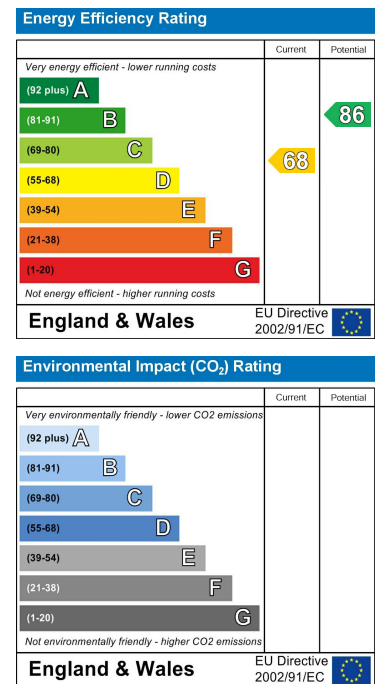
Floor Plan



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