



32 Newcastle Road, Leek, Staffordshire, ST13 5RU

Asking price £215,000

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

'May your walls know joy; may every room hold laughter and every window open to great possibility.' - Mary Anne Radmacher'

This charming three-bedroom semi-detached property is a blank canvas, ready for you to unleash your creativity and turn it into your dream home. Don't miss the opportunity to make this house a reflection of your unique style and create a lifetime of cherished memories.

#DreamHome #HomeRenovation*

Denise White Estate Agents Comments

This spacious traditional three-bedroom semi-detached property presents an abundance of possibilities for the astute homeowner. While it may require some modernisation, it offers a blank canvas for those seeking to personalise their living space to their exact tastes.

Upon entering the property, you are welcomed by a good sized entrance hall with a staircase leading to the first-floor accommodation. Double doors open into the open-plan reception room, which provides a seamless flow between the living and dining area. The room has a lot of natural light through the bay windows at the front and rear. The kitchen has been extended over the years to provide ample space for modern requirements. The ground floor also features a practical WC, garage, and utility area, catering to the needs of modern family living.

Moving to the first floor, you will discover three bedrooms. The first two bedrooms are doubles, both equipped with built-in wardrobes. The first bedroom benefits from a bay window overlooking the front, while the second enjoys views of the rear garden. The third bedroom is a comfortable single room, also with built-in wardrobes, making it ideal for use as a child's bedroom or a home office. Completing the first floor is a well-proportioned bathroom.

Externally, the property offers gated off-road parking at the front, along with tiered lawned areas. The garage provides additional storage or parking space. At the rear of the property there is an enclosed garden featuring a delightful patio area with steps leading up to a lawned garden, and beyond that is a paved area currently housing a greenhouse and wooden shed.

Conveniently located, the property benefits from excellent public transport links and is in close proximity to highly regarded schools and local amenities in the popular west-end area. Furthermore, Ladderedge country park is just a short distance away, making this an ideal property

for both families and couples.

With its promising potential and enviable location, this property presents a unique opportunity to create your forever home.

Location

Leek is 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.

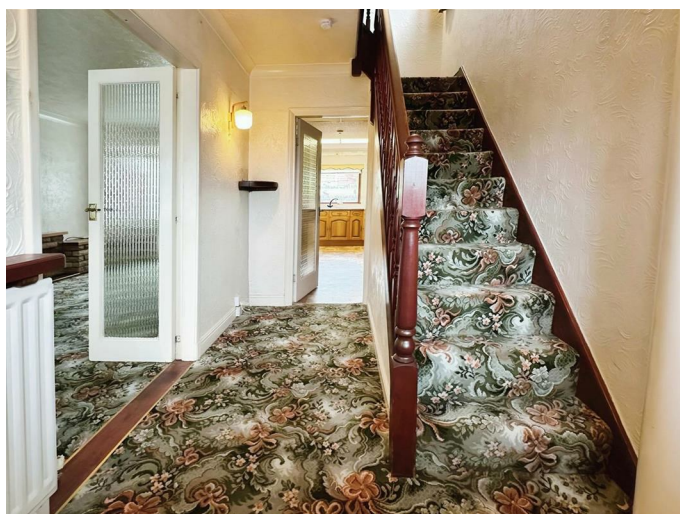
Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

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

Entrance Hall

11'10" x 6'9" (3.61 x 2.07)



Fitted carpet, radiator, stairs off to first floor accommodation, two wall lights, storage cupboard housing electric meter, coving.

Living / Dining Room

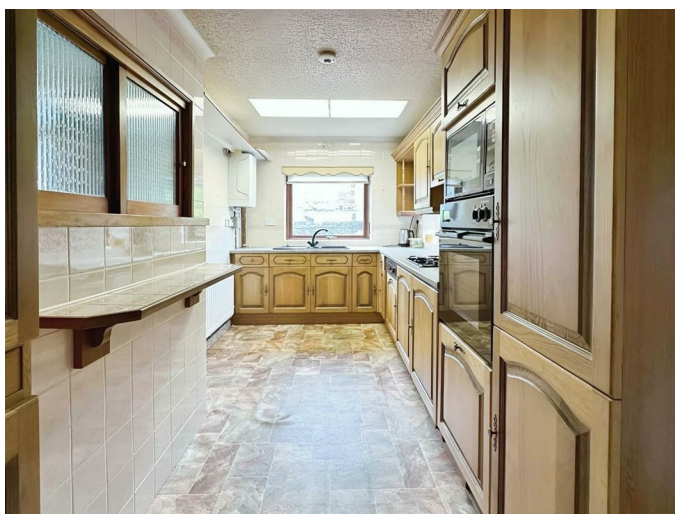
10'8" x 24'7" (3.27 x 7.50)



Fitted carpet, hardwood double glazed bay windows to the front and rear aspect, two wall lights, three radiators, built in storage under serving hatch, coving.

Kitchen

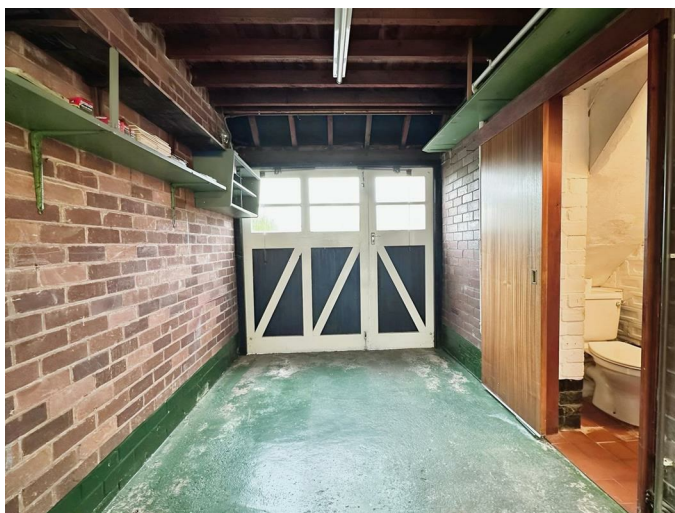
7'9" x 16'7" (2.38 x 5.08)



Laminate flooring, tiled walls, a range of wall and base units with laminate worksurfaces over, integrated AEG oven and SHARP microwave. AEG gas hob, dishwasher, sink and drainer unit with mixer tap above. hardwood double glazed windows to the side and rear aspect, two radiators, serving hatch into Living / Dining room, wall mounted BAXI boiler, two ceiling lights.

Garage

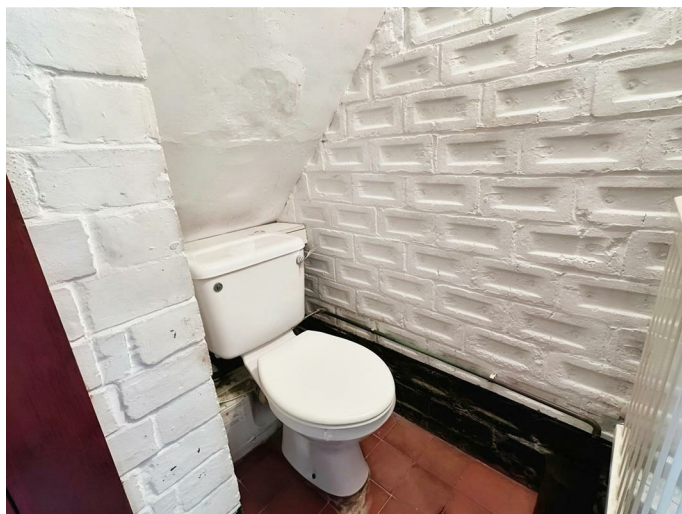
7'8" x 14'5" (2.36 x 4.41)



Partially glazed wooden garage doors to the front aspect, ceiling light, access into WC, kitchen, and utility space.

WC

2'5" x 3'2" (0.74 x 0.99)



Quarry tiled flooring, wall mounted radiator, low-level WC, wall light.

Utility

7'8" x 7'7" (2.35 x 2.32)



Carpet tiled flooring, radiator, base units with worksurface over incorporating sink and drainer unit. Partially tiled walls, window to the rear aspect, ceiling light, door to rear garden.

First Floor Landing



Fitted carpet, obscured hardwood double glazed window to the side aspect, ceiling light, loft access, access into all three bedrooms and bathroom.

Bedroom One

12'11" x 10'9" (3.96 x 3.29)



A good sized double bedroom situated at the front of the property with fitted carpet, wall mounted radiator, hardwood double glazed bay window to the front aspect, wall light, range of built in wardrobes and vanity unit, coving.

Bedroom Two

9'11" x 10'8" (3.03 x 3.27)



A double bedroom located at the rear of the property with fitted carpet, radiator, hardwood double glazed window to the rear aspect, built in wardrobes, shelving and vanity unit, wall light.

Bedroom Three

7'1" x 6'9" (2.18 x 2.06)



A single bedroom located at the front of the property with fitted carpet, wall mounted radiator, hardwood double glazed window to the front aspect, built-in wardrobe, wall light.

Bathroom

6'8" x 6'5" (2.04 x 1.98)



Fitted carpet, tiled walls, apricot three-piece suite with low-level WC, pedestal wash handbasin, bath with shower above, ladder style towel rail. Obscured hardwood double glazed window to the side aspect, ceiling light.

Outside

To the front of the property is gated off-street parking for multiple cars with steps leading to the front door. The driveway leads to a single garage. At the rear of the property is a low maintenance enclosed garden accessed from the utility room. Consisting of a patio area initially with steps leading up to a lawned garden area. At the rear of the garden is a paved area with a greenhouse and wooden shed.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

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 and all the team 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 advice.

Property 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 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.

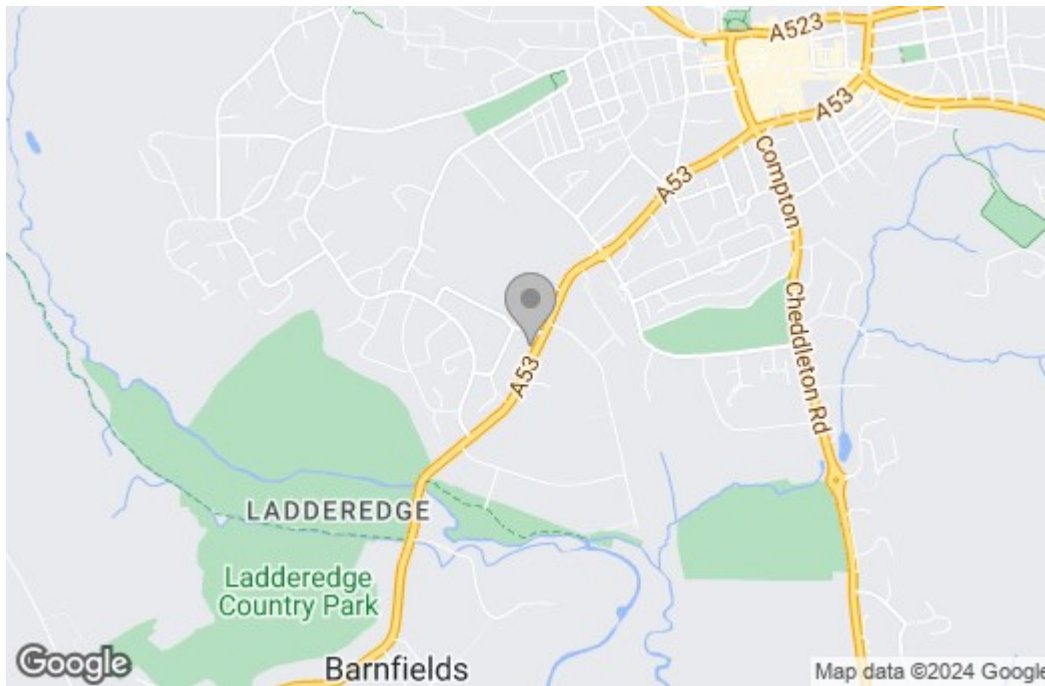
Do You Need A Mortgage?

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

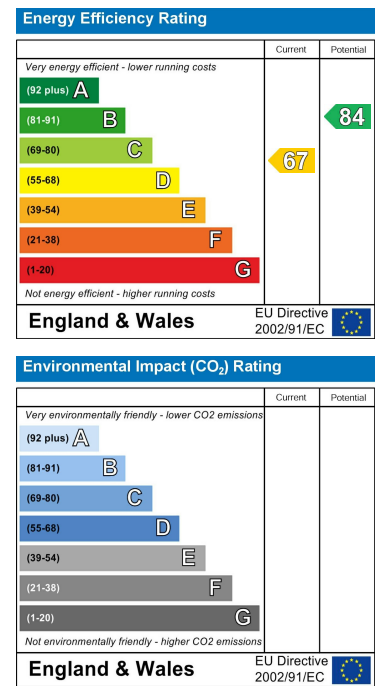
Floor Plan



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