



**82 Southbank Street, Leek, Staffordshire, ST13 5LN**

**Offers in excess of £185,000**

"Having a place to call home is a blessing, but having a loving family to share it with is priceless"

This beautifully presented four-bedroom townhouse in Leek offers ample living space and a sought-after location near the historic town centre. Embrace the joys of town living while creating precious memories with your loved ones.

#HomeSweetHome #FamilyLife #LeekLiving"

## Denise White Agents Comments

Introducing an impressive end town house that is now available for sale. This well-presented home offers spacious and versatile accommodation, making it perfect for growing families.

Located on a popular residential street just outside the town centre of the historic market town of Leek, this property offers the best of both worlds with easy access to excellent public transport links, local amenities, and beautiful green spaces. Within a short walk, you'll find the town centre, bus station, and the picturesque Pickwood Recreation Grounds.

Spanning across four floors, this property boasts high ceilings and large windows, flooding the space with natural light and creating a sense of openness. On the ground floor, there are two generously sized reception rooms, ideal for hosting guests or creating separate living areas. The recently fitted kitchen features stylish shaker style units and modern appliances. Additionally, a convenient downstairs WC and utility space cater to the needs of family living.

Moving upstairs, you'll discover four bedrooms, including three doubles and a spacious single. Bedrooms one and four are situated on the first floor and benefit from large windows, while the second floor hosts two additional double bedrooms nestled within the eaves. These bedrooms have both windows and skylights, ensuring an abundance of natural light. All four bedrooms are served by a sizeable family bathroom equipped with modern fixtures.

In addition to the ample living space, this property offers a versatile loft room and a converted cellar, providing flexibility to accommodate various needs.

In summary, this property offers versatile and comfortable accommodation for those seeking a home within walking distance of the town centre and easy access to the surrounding green spaces. With its spacious layout, high ceilings, and abundant natural light, this seems to be the perfect place to call home for growing families.

## 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.

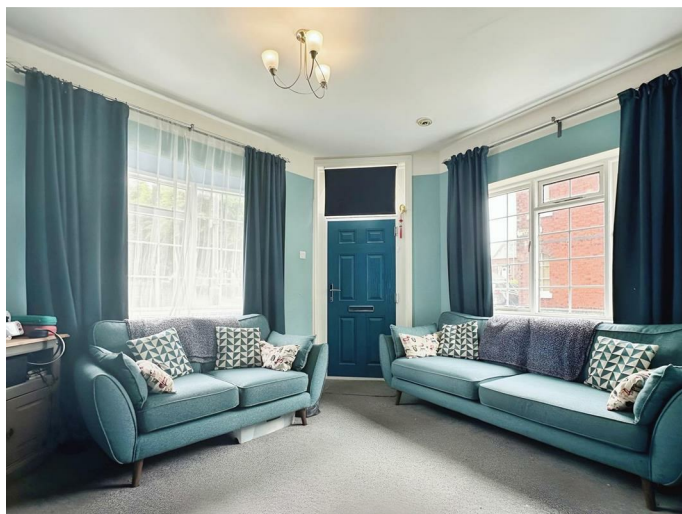
Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

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.

## Living Room

13'2" x 11'4" max (4.03 x 3.46 max)



Composite door to the front aspect, fitted carpet, radiator, bay style window to the front aspect, uPVC double glazed window to the side aspect, ceiling light.

## Inner Hallway

Fitted carpet, wall mounted radiator, access to the cellar, stairs to the first floor accommodation, ceiling light.

## Cellar

10'7" x 11'6" (3.25 x 3.53)

Fitted carpet, wall mounted radiator, window to the side aspect, built in cupboard, inset spotlights.

## Dining Room

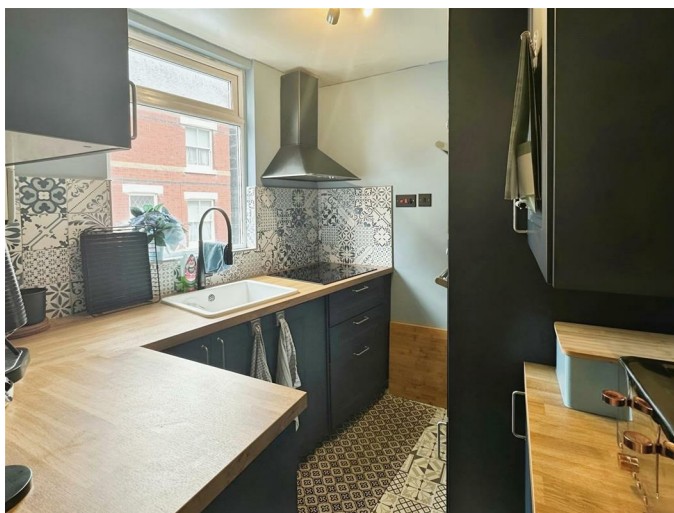
10'2" x 10'4" (3.11 x 3.15)



Fitted carpet, wall mounted radiator, built-in storage cupboard, two uPVC double glazed windows to the side aspect, ceiling light.

## Kitchen

7'2" x 7'7" (2.20 x 2.33)



Laminate flooring, shaker style wall and base units with worksurfaces over incorporating sink with mixer tap above, induction hob with extractor above, split oven with microwave and pyrolytic feature. Tiled splashback, uPVC double glazed window to the side aspect, wall mounted boiler, ceiling light.

## Utility

5'5" x 5'2" (1.67 x 1.60)



Space for fridge freezer, washing machine and tumble dryer, tiled flooring, wooden door to the rear yard, two inset spotlights.

## WC

2'10" x 4'8" (0.88 x 1.44)

Tiled flooring, low level WC, window to the side aspect, spotlight.

## First Floor Landing

Fitted carpet, wall mounted radiator, three ceiling lights,

## Bedroom One

13'0" x 11'10" (3.98 x 3.62 )



Fitted carpet, wall mounted radiator, two uPVC double glazed windows to the front and side aspect, coving, ceiling light.

## Bedroom Four

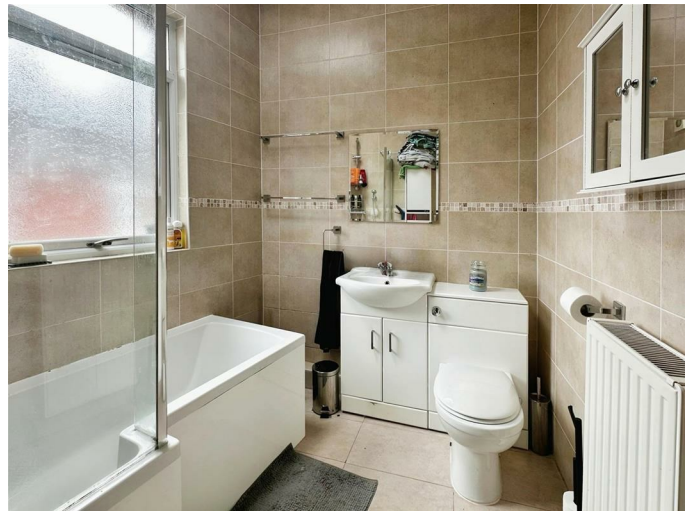
6'7" x 10'3" (2.02 x 3.14)



Fitted carpet, wall mounted radiator, two uPVC double glazed windows to the side aspect, ceiling light.

## Bathroom

7'1" x 7'8" (2.16 x 2.35)



Tiled flooring, tiled walls, bath with shower above, vanity unit incorporating low level WC and wash hand basin, obscured uPVC double glazed window to the side aspect, skylight, spotlights, loft access.

## Second Floor Landing

fitted carpet, window to the side aspect, access to loft room, ceiling light.

### Bedroom Two

11'7" x 10'0" (3.55 x 3.06)



Fitted carpet, wall mounted radiator, two uPVC double glazed windows to the side aspect, two built in storage cupboards, skylight and ceiling light.

### Bedroom Three

12'9" x 8'2" (3.90 x 2.51)



Fitted carpet, wall mounted radiator, uPVC double glazed window to the side aspect, skylight, spotlights and ceiling light.

### Loft Room

Laminate flooring, window to the side aspect, skylight.

### Outside

To the rear of the property is a paved enclosed yard.

### Agents Notes



Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands 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.

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.

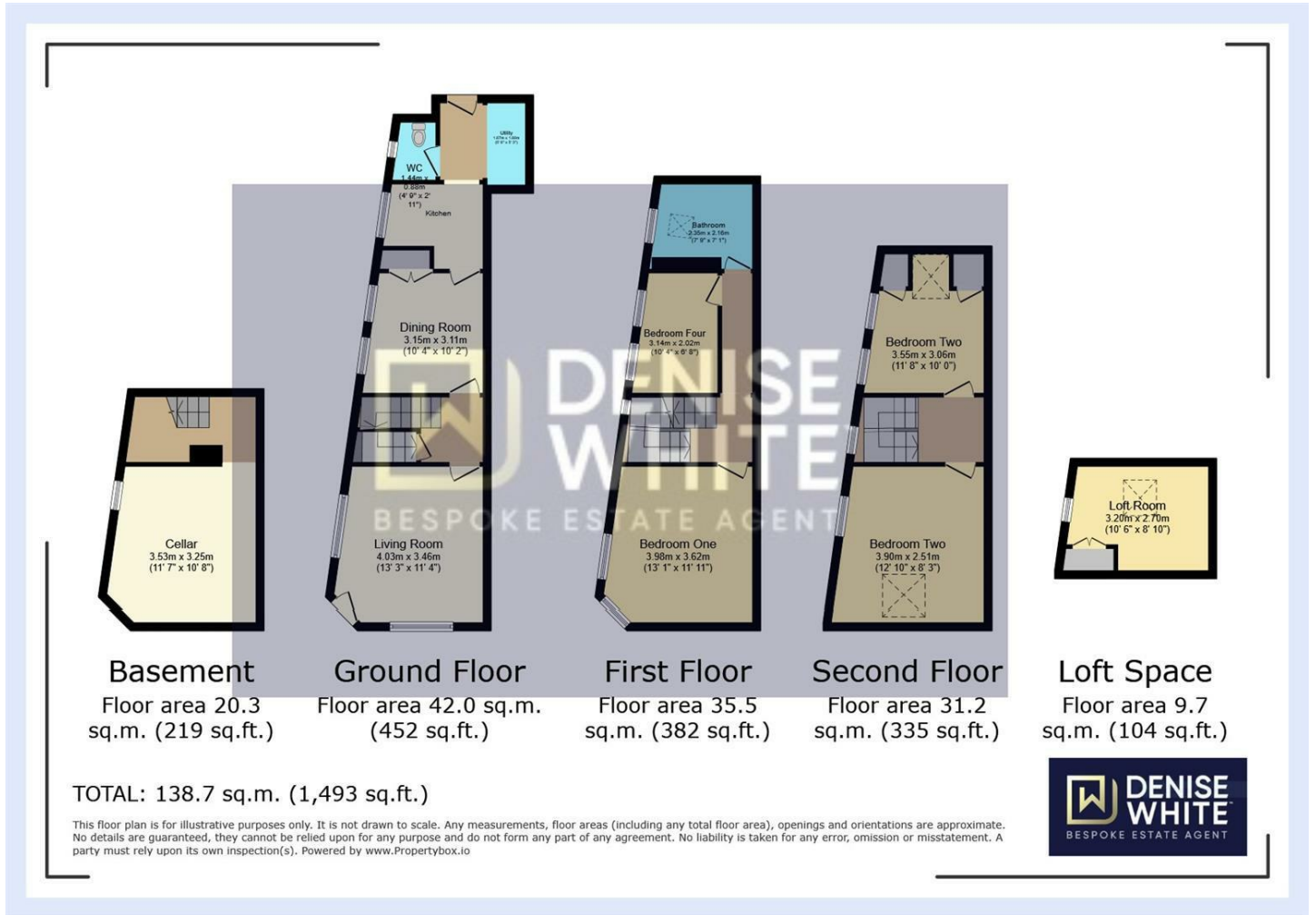
### **You Need A Solicitor!**

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.

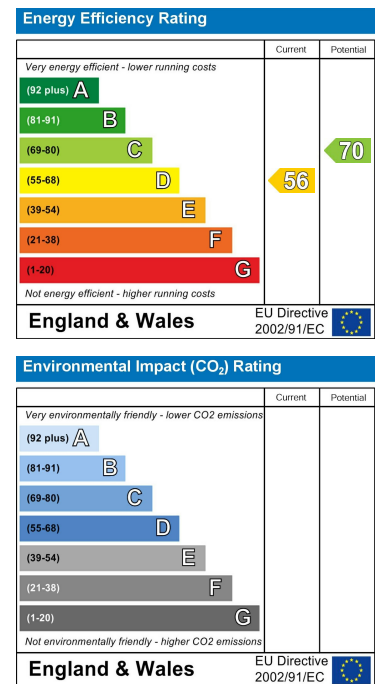
## Floor Plan



## Area Map



## Energy Efficiency Graph



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