



14 Hawksworth Close, Leek, Staffordshire, ST13 8HH

Offers in excess of £255,000

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"A blank canvas...has unlimited possibilities" Stephanie Perkins

Looking for a versatile family home in Leek, Staffordshire? Look no further! This link detached house, located close to the popular Westwood schools and local amenities, offers spacious accommodation and the perfect blank canvas for your dream home. With room for modernisation and home improvements, this property is waiting for your creative touch. Don't miss out on the opportunity to build your ideal family home!

#DreamHome #Renovation #FamilyHome*

Denise White Estate Agents Comments

Situated in a peaceful cul-de-sac on the most popular Wallbridge Estate, we are delighted to present this link-detached house with three/four bedrooms. Offering generous and adaptable living spaces, this property holds immense potential for you to transform it into your dream home. While it may require some modernisation, the ample space allows for customisation to suit your individual needs and preferences.

Upon entering the property, you are greeted by an entrance hall that leads to the kitchen, fourth bedroom/study, downstairs shower room, and lounge. The lounge is a spacious room that provides access to the staircase as well as the ground floor bedroom/study. The kitchen offers ample space for a dining table and presents an opportunity to create a wonderful family area. Moving to the first floor, you will find three additional bedrooms and a family bathroom.

The property features a paved driveway, providing off-road parking, and leading to a single garage. The rear of the property boasts a generously sized, private, and enclosed garden. This outdoor space includes a paved patio seating area, perfect for relaxation, with steps leading down to a well-maintained lawn.

Ideally situated within walking distance of local shops and supermarkets, and conveniently close to highly regarded west end schools, this property offers a fantastic location. Additionally, Leek Town Centre is just a short drive away or a pleasant 15-minute walk, where you can explore a diverse range of independent shops, charming tearooms, vibrant pubs, bars, and restaurants.

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

Entrance Hall

uPVC double glazed entrance door, radiator, ceiling light, carpet.

Kitchen

14'6" x 8'5" (4.44 x 2.58)



uPVC door leading to the rear garden and a uPVC

window. With a range of units comprising base cupboards and drawers, work surface incorporating stainless steel sink unit, four ring halogen hob, built in double oven, space for a fridge/freezer, part tiled walls, tiled floor, two built in store cupboards.

Lounge

7'5" extending to 12'9" x 25'11" (2.28 extending to 3.90 x 7.90)



uPVC double glazed bay window to the front aspect, mantelpiece with gas fire, ceiling light and access to the staircase. The area to the rear can be used as a dining area, with another uPVC window, radiator and door giving access to the downstairs bedroom which can also be utilised as an office or an extra reception room.

Shower Room

5'6" x 4'11" (1.70 x 1.52)



With a corner shower cubicle with an electric shower, pedestal hand basin, WC, tiled walls and tiled floor.

Bedroom Four/ Reception Room

8'6" x 7'8" (2.61 x 2.34)



uPVC double glazed window to the side aspect, ceiling light, carpet and radiator.

Landing

Loft access - boarded for storage. Fitted carpet and doors leading to :-

Bedroom One

8'0" extending to 16'9" x 16'2" (2.44 extending to 5.13 x 4.94)



uPVC double glazed windows to the front aspect, carpet, ceiling light, radiator and a range of built-in bedroom furniture.

Bedroom Two

11'1" x 9'5" (3.38 x 2.89)



uPVC double glazed window to the front aspect, ceiling light, carpet, built in double wardrobe and built in airing cupboard housing Worcester boiler which was fitted in 2006

Bedroom Three

9'8" x 9'6" (2.95 x 2.92)



uPVC double glazed window to the front aspect, carpet, ceiling light and built in wardrobes

Bathroom

7'1" x 5'8" (2.18 x 1.74)



Frosted window to the rear, corner bath, pedestal hand basin, WC, part tiled walls and carpet.

Garage

16'4" x 8'7" (4.98 x 2.62)

Power and light. Up and over door and a door to the rear.

Agent 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 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.

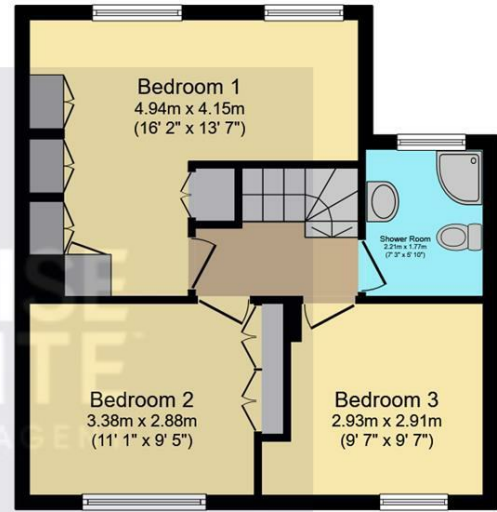
You Need A Solicitor!

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



TOTAL: 108.6 m² (1,169 sq.ft.)

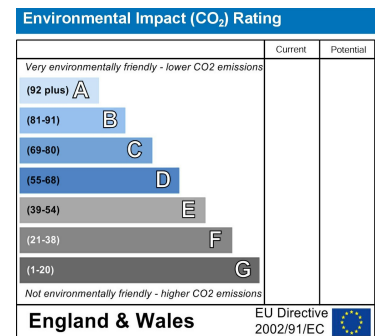
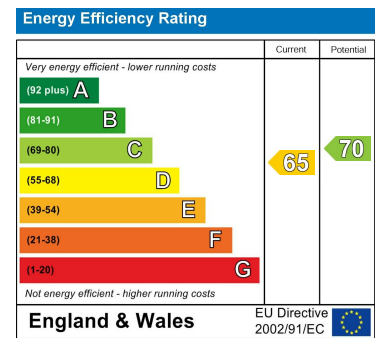
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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