



## 63 Wardle Crescent, Leek, Staffordshire, ST13 5PN

**Offers in the region of £180,000**

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"Your our home should tell the story of who you are" Nat Berkus

This three bedroom semi-detached property is your chance to write your own story! With great potential and a blank canvas, you can create your dream home. Enjoy a West facing garden and off-road parking in a well established residential location.

#BlankCanvas #MakeYourMark #QuietResidentialLocation #DreamHome\*

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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## Denise White Agents Comments

This three-bedroom semi-detached property presents a unique opportunity for those seeking a project to unleash their creative vision. In need of full renovation, this property offers a blank canvas for a buyer to transform it into their dream home.

Located in a popular residential area on the outskirts of the town centre, the property boasts a spacious layout with ample potential.

The ground floor features a generous living room with a large bay window to the front. The kitchen is located at the rear of the property, and although in need of renovation, offers a functional open-plan space that can be reimagined to suit individual preferences. There is also a rear porch space which could be transformed into a utility room to provide functionality suitable to modern day living. A further room to the ground floor provides scope for creativity and customization and could be turned into a multi-functional second reception room.

Upstairs, the property offers three well-proportioned bedrooms, two of which are doubles and the third a single providing ample space for a growing family. Each room offers great potential for renovation, allowing for the creation of personalized and comfortable living spaces. The bathroom, currently in need of updating, is situated to the rear of the home.

Externally, the property features off-road parking and garden. With some landscaping and gardening, the enclosed rear garden can become a delightful area for outdoor activities. Currently split into two tiers, the garden is west facing and creates a great suntrap which isn't overly looked by surrounding neighbours.

In terms of location, the property benefits from its proximity to local amenities, schools, and transport links, ensuring convenient access to everyday necessities and easy connectivity to other areas.

Overall, this three-bedroom semi-detached property in need of full renovation presents an

exciting opportunity for buyers with a vision. With the potential to create a personalised and modern living space, this property is a blank canvas awaiting transformation into a dream home.

## 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.

## Entrance Porch

Tiled flooring. uPVC door to the front aspect. Obscured uPVC double glazed windows to the front and side aspects.



### Entrance Hall



Wooden door to the front aspect. Quarry tiled flooring. Storage cupboard housing electric metres. Stairs after the first floor accommodation. Wall mounted radiator. Coving. Ceiling light.

### Living Room

13'7" x 12'6" (4.16 x 3.83 )



Two wall mounted radiators. uPVC double glazed bay window to the front aspect. Ceiling light.

### Kitchen Diner

18'11" x 11'9" (5.79 x 3.60 )



Wall mounted radiator. Two uPVC double glazed windows to the rear aspect. Pantry space with built-in shelves. Ceiling light.

### Rear Porch

6'6",39'4" x 8'0" (2,12 x 2.45 )



Laminate flooring. Later. Shower tray with partially tiled walls. Ceiling light. uPVC double glazed window to the rear aspect. Wooden door to the rear aspect.

## Garage Room

15'4" x 8'9" (4.68 x 2.68 )



uPVC door to the front aspect. Obscured uPVC double glazed window to the front aspect. Built-in worksurfaces with storage underneath. Access into rear porch to ceiling lights.

## First Floor Landing



Wooden flooring. uPVC double glazed window to the side aspect. Coving. Dado rail. Ceiling light. Loft access.

## Bathroom

6'4" x 5'1" (1.95 x 1.57 )



Wooden flooring. Partially tiled walls. Wall mounted radiator. Obscured uPVC double glazed window to the rear aspect.

## Bedroom One

10'3" x 12'2" (3.13 x 3.73 )



Wooden flooring. Wall mounted radiator. uPVC double glazed window to the rear aspect. Built-in storage cupboard, housing water cylinder. Ceiling light.



## Bedroom Two

11'1" x 10'8" (3.39 x 3.27 )



Wooden flooring. uPVC double glazed window to the front aspect. Wall mounted radiator. Built-in storage cupboards. Ceiling light.

## Bedroom Three

7'11" x 8'0" (2.43 x 2.44 )



Laminate flooring. Wall mounted radiator. uPVC double glazed window to front aspect. Ceiling light.

## Outside



To the front, the property is set back from the pavement with steps down to the front door, paved driveway for one car, and a large border with mature shrubs. To the rear of the property is a sizeable rear garden made up of two tiers. The first is partially paved and decked with steps leading down to an enclosed area.

## 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 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!**

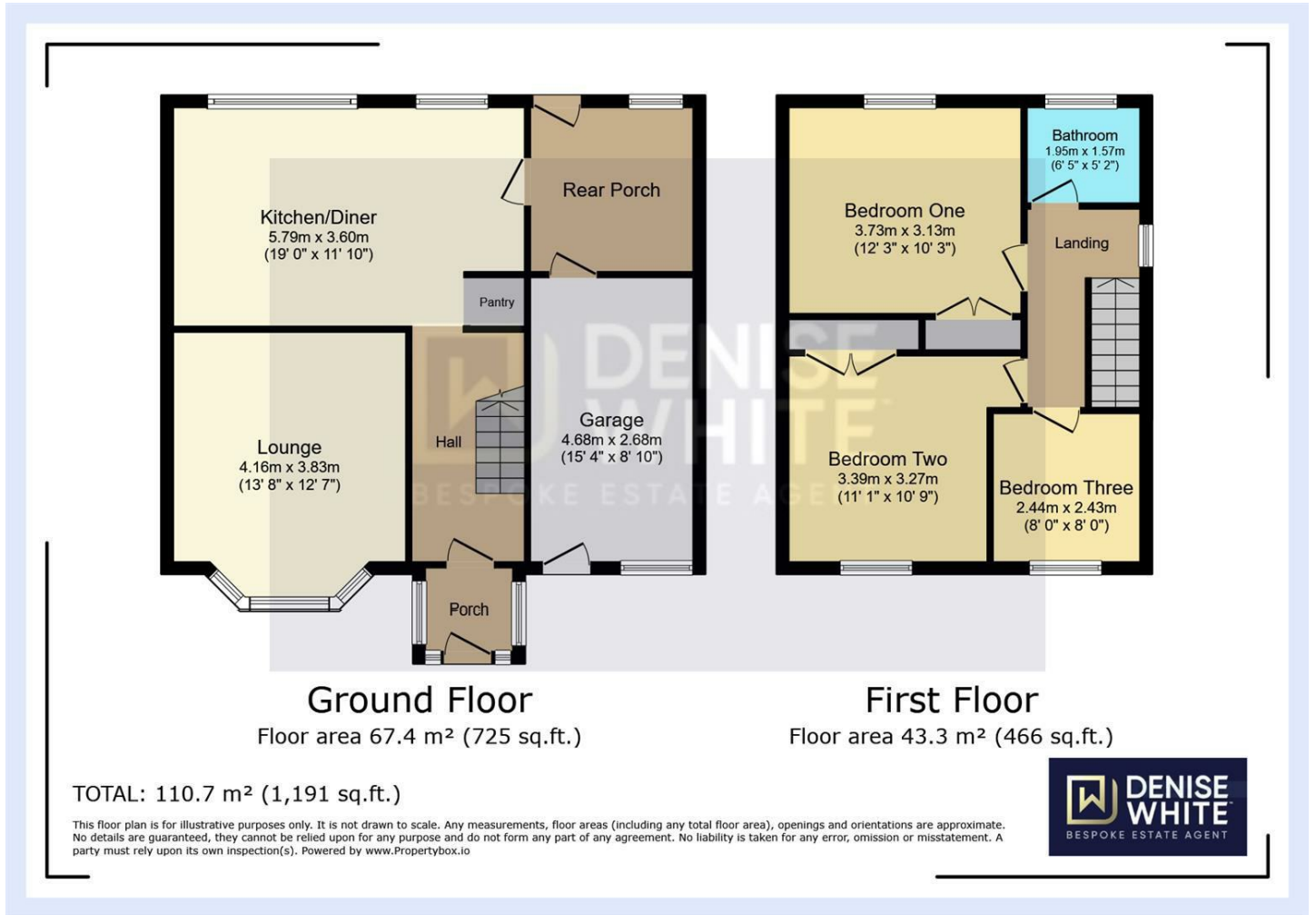
A good conveyancing solicitor can make or break

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.

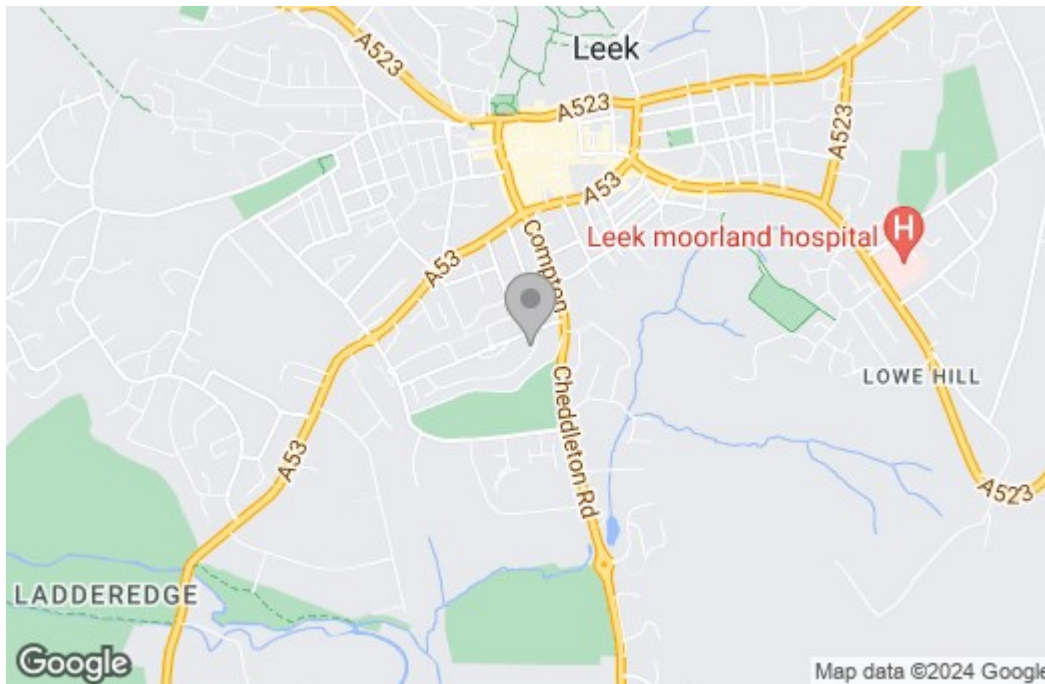
### **Do You Require A Mortgage?**

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

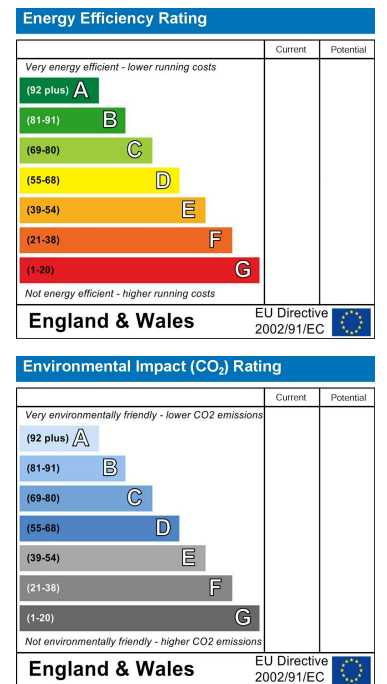
## Floor Plan



## 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.

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