



## 45 Hencroft,, Leek, Staffordshire, ST13 8EZ

**Offers in the region of £170,000**

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'Buying a house won't bring you happiness, but turning it into a home certainly will!' - Homestratosphere

A great opportunity to purchase a well-presented two bedroom townhouse on the outskirts of the town-centre. This well-proportioned property offers versatile accommodation and off-road parking for multiple vehicles allowing excellent scope to add your own touches and create your dream home.

#offroadparking #popularresidentialarea #idealphurchaseforfirsttimebuyers

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

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## Denise White Agents Comments

Offered for sale an affordable, well-presented two bedroom property situated in a sought after residential area on the outskirts of the town centre. This neutrally decorated home provides well-sized accommodation with ample parking and pleasant rear garden

ENTRANCE HALL | LOUNGE DINER | KITCHEN | TWO BEDROOMS | BATHROOM

Internally the property offers ample storage facilities throughout. To the ground floor is a welcoming entrance hall filled with natural light. The open-plan lounge diner stretched the depth of the property offering large windows to the front and rear aspect allowing plentiful light as well as versatile accommodation. To the rear is a well-equipped kitchen with large pantry space and access onto the rear garden.

Ascending to the first floor is there are two double bedrooms both benefitting from large built-in wardrobes. The larger of the two is situated at the front of the property allowing a pleasant outlook and natural light in. The bathroom is compact and fitted with a three piece suite and potential purchaser may wish to alter to suit their individual needs.

Externally the property provides off-road parking for multiple vehicles to the front and a sizeable yard to the rear laid with paved slabs allowing for a well-kept, low-maintenance space. A raised decking area creates a pleasant and private area to relax.

Overall, this attractive two bedroom townhouse presents a great opportunity to purchase a well-considered and neutrally decorated property on the outskirts of the town-centre with ample off road parking at an achievable asking price.

## Location

The market town of 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

7'1" x (2.18 x 1.1 out)

Fitted carpet. Wall mounted radiator. UPVC door to the front aspect. Stairs after the first floor accommodation. Storage cupboard.

## Living Dining Room

22'11" x 14'3" max (7.01 x 4.35 max )



Wood effect flooring. Two wall mounted radiators. Two uPVC double glazed windows to the front and rear aspect. Wall light. Two ceiling lights. Coving.

## Kitchen

9'11" x 9'9" (3.04 x 2.99 )



Tiled flooring. A range of shaker style wall and base units with laminate work surfaces over. Integrated gas cooker and hob. Stainless steel sink and drainer unit with mixer tap above. Space for fridge freezer. Large storage cupboard. uPVC double glazed window to the rear aspect. Door to the rear aspect. Ceiling light.

## First Floor Landing

Fitted carpet. Two ceiling light. Useful storage cupboard. Loft access.

## Bedroom One

10'6" x 14'4" (3.22 x 4.38 )



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Large storage cupboard. Ceiling light.

## Bedroom Two

9'2" x 12'2" (2.81 x 3.72 )



Would effect laminate flooring. Wall mounted radiator. uPVC double glazed window to the rear aspect. Built-in wardrobes. Ceiling light.

## Bathroom

5'5" x 6'9" (1.67 x 2.07 )



Carpet tiles. Obscured uPVC double glazed window to the rear aspect. Wall mounted radiator. Bath with electric shower above. Pedestal wash and basin low-level WC. Ceiling light.

## Outside



To the rear of the property is an enclosed rear garden consisting of a patio area with a useful brick out house. There is also a raised decking area to the rear and gated steps leading behind.

## Agents Notes

Tenure: Freehold

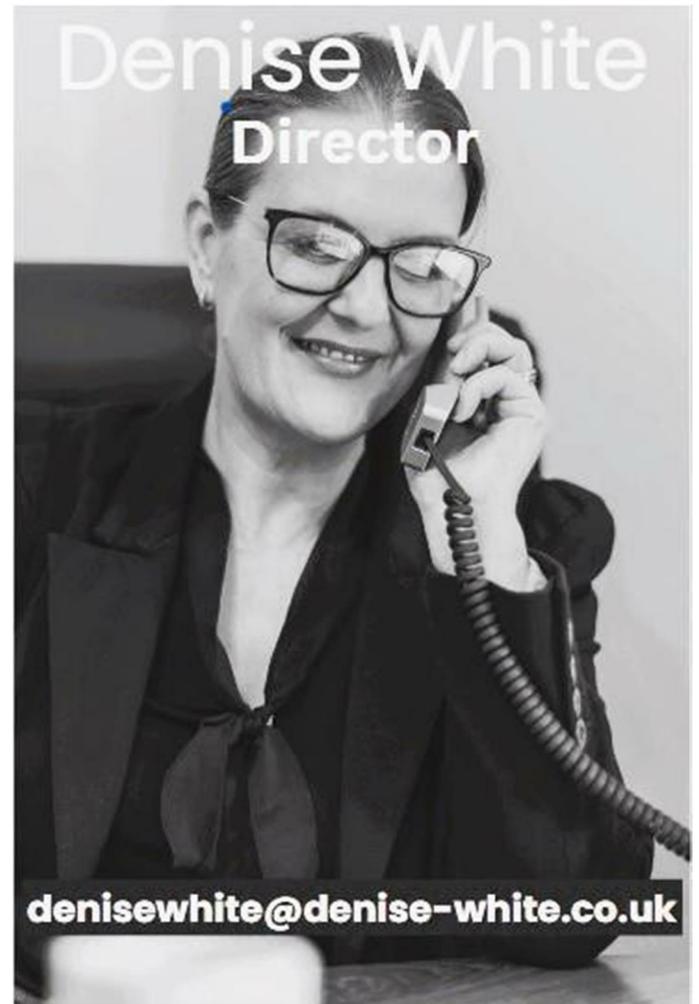
Services: All mains services connected

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.

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## Floor Plan



**Ground Floor**  
Floor area 36.9 m<sup>2</sup> (397 sq.ft.)

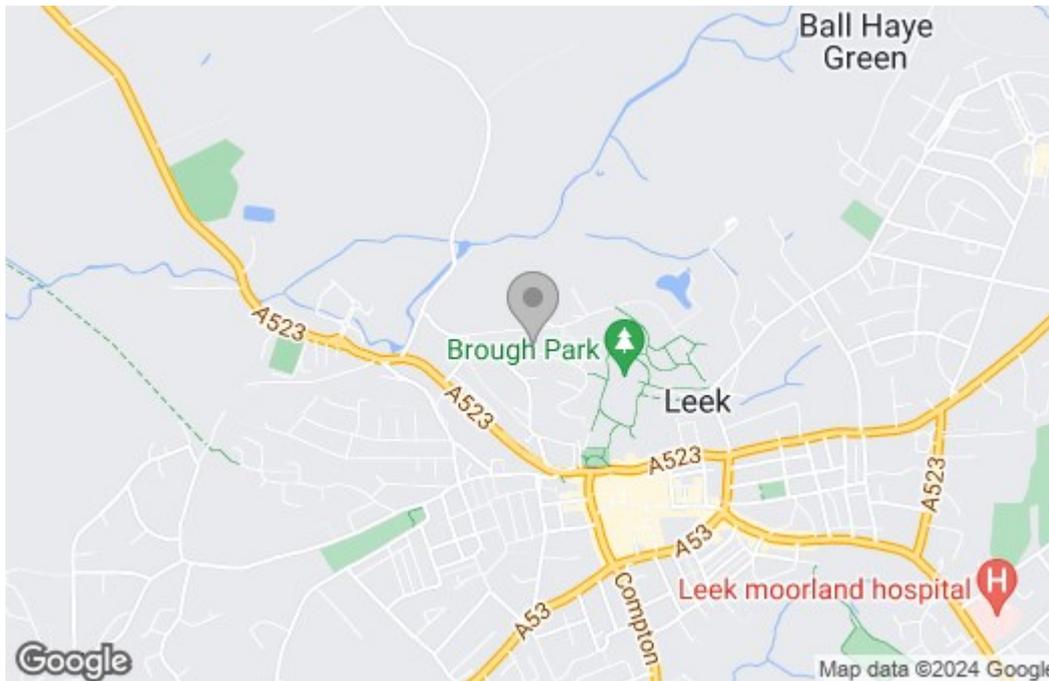
**First Floor**  
Floor area 36.9 m<sup>2</sup> (397 sq.ft.)

**TOTAL: 73.8 m<sup>2</sup> (794 sq.ft.)**

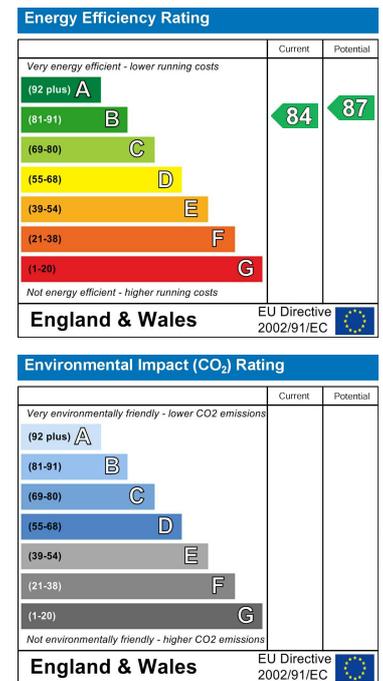
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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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