



25 Alsop Street, Leek, Staffordshire, ST13 5NZ

Asking price **£139,500**

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"A new home is the beginning of a new life filled with new experiences and opportunities."

An ideal opportunity to purchase a well presented TWO BEDROOM terraced property, located within close proximity to Leek Town Centre and benefiting from an updated interior with a modern fitted kitchen and a first floor bathroom. Also boasting a cellar for additional storage and a larger than average private courtyard garden.

#Investment #FirstHome#HomeSweetHome

Denise White Estate Agent Comments

This well presented two bedroom terraced property would be perfect for first time buyers or for investment, being located only a short walk from the town of Leek and in close proximity to nearby amenities.

Entering the property into the lounge you will find a cosy room which gives access to the cellar and the modern fitted kitchen to the rear. The kitchen has been renovated in the last couple of years and provides a great space for cooking and dining with contemporary wall and base units and an integrated electric oven and hob with plenty of space for other household appliances.

On the first floor, the main bedroom is situated to the front of the property with a built in storage cupboard, currently utilised as an extra wardrobe space. The second bedroom is located to the rear of the property, adjacent to the bathroom which consists of a white three piece suite with bath and a shower attachment over.

On street parking can be found to the front of the property and to the rear is a courtyard, designed to be low maintenance with an additional storage shed, enclosed by a boundary wall and established hedges.

The property is fully double glazed and benefits from a Combi boiler and gas central heating system.

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

Front Reception Room

10'3"×11'10" (3.13×3.62)



uPVC window to the front aspect, carpet, ceiling light, feature fireplace, radiator.

Kitchen

11'0" x 11'4" (3.36 x 3.47)



uPVC window to the rear aspect, vinyl flooring, radiator, matching wall and base units with integrated electric oven and hob, plumbing for washing machine, UPVC door to rear garden.

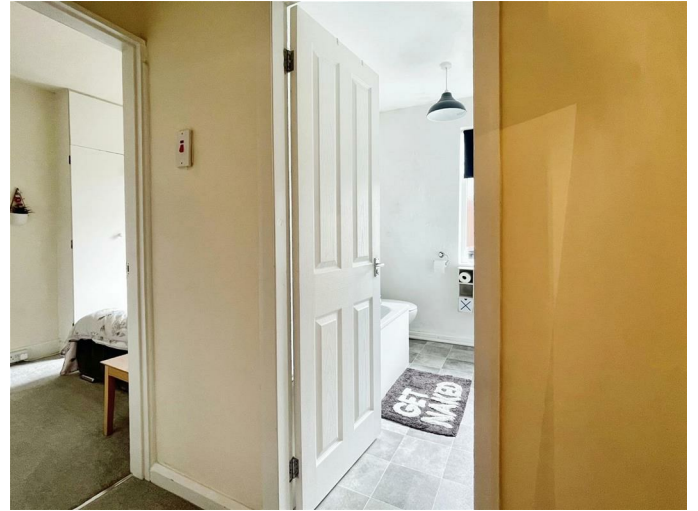
Main Bedroom

10'5" x 14'3" (3.19 x 4.36)



uPVC window to the front aspect, built-in storage cupboard, carpet, ceiling light, radiator.

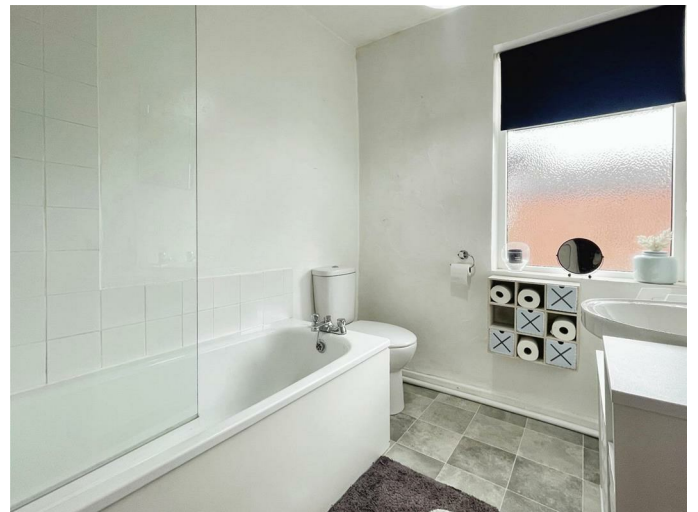
First Floor Landing



Carpet, ceiling light, doors giving access to:-

Bathroom

8'1" x 6'2" (2.48 x 1.89)



Frosted uPVC window to the rear aspect, vinyl flooring, part tiled walls, ceiling light, radiator. With a white three-piece suite consisting of pedestal handbasin, WC, a bath with an electric shower over and a glass shower screen.

Bedroom Two

10'5"×7'5" (3.19×2.28)



uPVC window to the rear aspect, carpet, ceiling light, radiator.

Cellar

10'2" x 11'4" (3.10 x 3.46)

Window to the front aspect, power point and light.

Outside



Courtyard garden with space for seating, a brick built barbeque and a shed for storage.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

This property is currently tenanted but available for purchase with vacant possession.

Rental potential would likely be £650 - £700 Per Calendar Month.

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

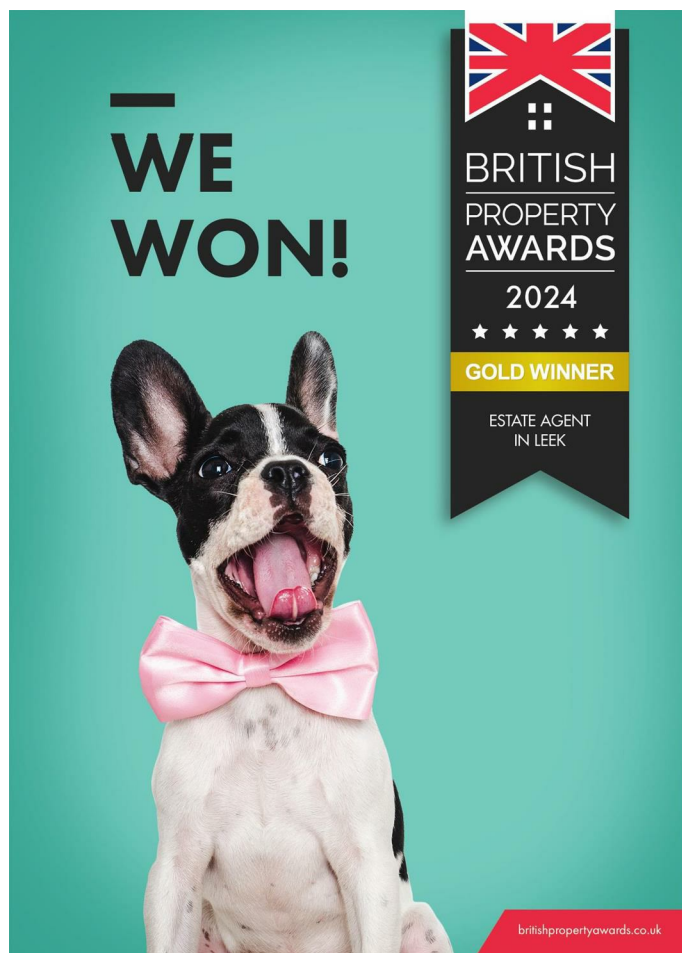


Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advice with any information on the local property market and the local area.

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

WE WON!



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.

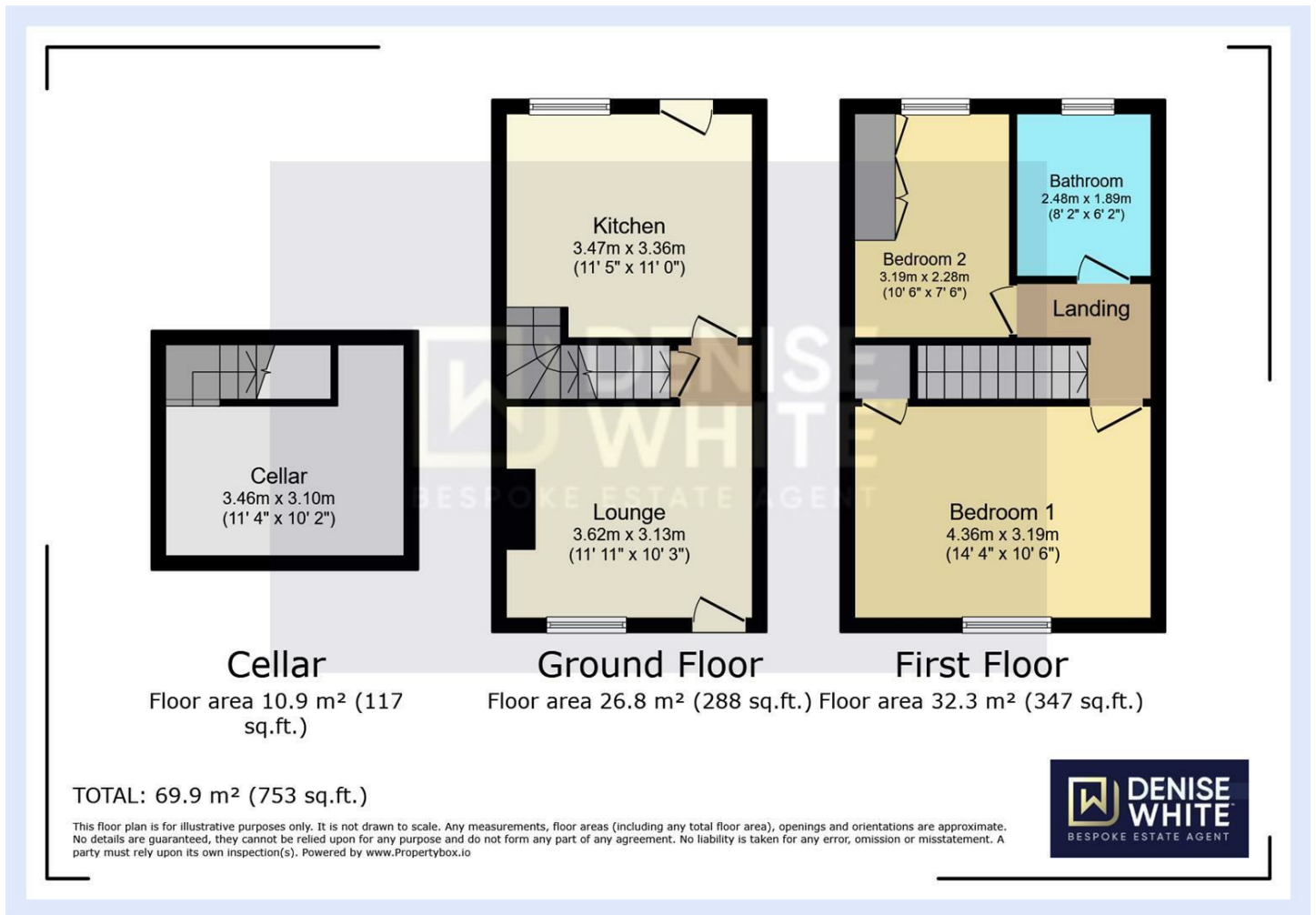
You Need a Solicitor!

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.

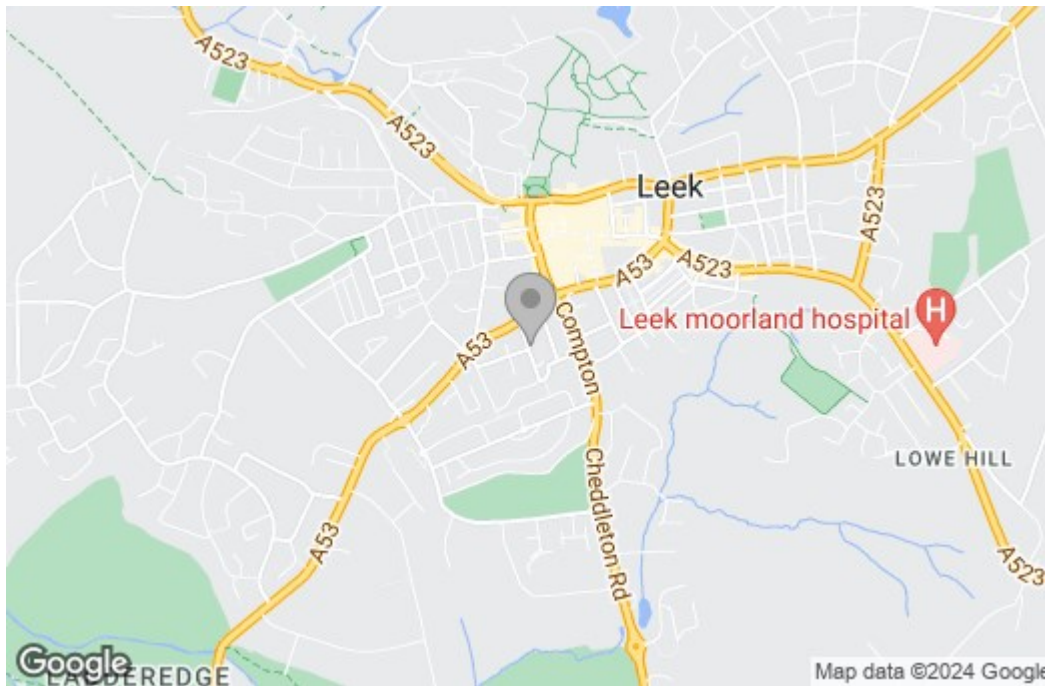
Do You Need a Mortgage?

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

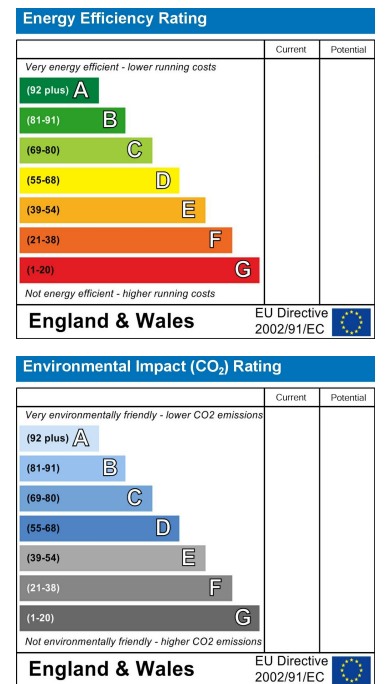
Floor Plan



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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