



45 Barngate Street, Leek, Staffordshire, ST13 8AP

Offers in excess of £185,000

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"Home is the nicest word there is" Laura Wilder

Home is where the heart is, and this stunning four bedroom town house embodies that sentiment. Recently renovated, it radiates warmth and invites you in with its bespoke shaker style kitchen and individually charming bedrooms. This 'tardis' of a home is perfectly located on the outskirts of the town centre, offering easy access to amenities.

#SpaceForTheWholeFamily #CloseToTownCentre #BeautifulDecorThroughout*

Denise White Agents Comments

This delightful four-bedroom town house offers stylish and contemporary accommodation throughout. Ideally situated on the outskirts of the town centre, it provides easy access to a range of local amenities. Renovated by the current owner, this stunning home features a bespoke shaker-style kitchen, a useful utility area, and French doors leading to the rear yard.

Upon entering the property, you are welcomed by a light and neutral dining room. A cosy fireplace and built-in shelving create a warm and homely atmosphere. The bright and spacious living room benefits from French doors that open to the rear yard, allowing for easy access to the outdoors and filling the room with natural light. The recently fitted kitchen boasts integrated appliances, stylish lighting, and a Belfast sink, creating a perfect blend of traditional and modern details. A useful utility area meets the demands of modern living. The ground floor accommodation is completed by a bright and modern family bathroom.

Upstairs, there are four sizeable bedrooms split across two floors, each featuring a cast-iron fireplace that adds a touch of character and charm.

To the rear of the property, you'll find an enclosed rear yard laid with paving slabs, offering low maintenance.

This homely four bedroom end terrace is the ideal purchase for those looking for ample accommodation with a touch of character whilst remaining within close proximity of local amenities

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.

Dining Room

11'6" x 11'1" (3.52 x 3.40)



Laminate flooring. Composite door to the front aspect. Wall mounted radiator. uPVC double glazed window to the front aspect. Exposed brick fireplace with electric fire. Built in shelving and cupboards in alcoves. Ceiling light.

Lounge

11'1" x 12'0" (3.39 x 3.67)



Continued laminate flooring. Under stairs storage cupboard. Wall mounted radiator. uPVC double glazed French doors to the rear aspect. Stairs to the first floor accommodation. Ceiling light.

Kitchen

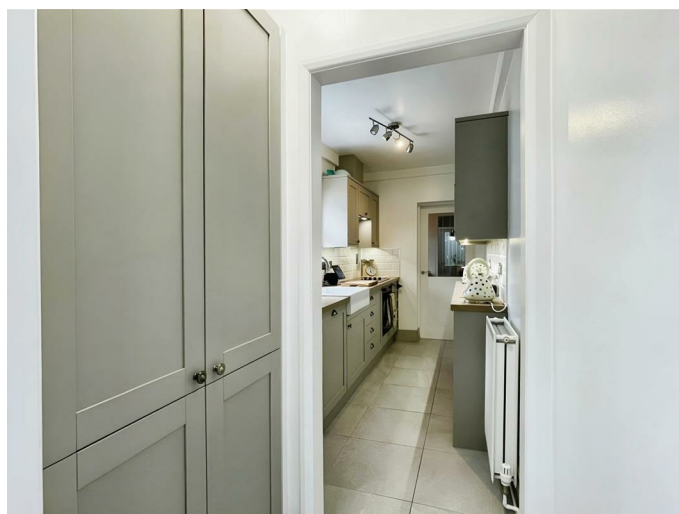
5'8" x 11'9" (1.74 x 3.60)



Tiled flooring. A range of shaker style wall and base units. Integrated Belfast sink with mixer tap above, electric oven, LAMONA electric hob with extractor fan above, dishwasher, fridge, freezer, and microwave. Tiled splashback. Wall mounted radiator. uPVC double glazed window to the side aspect. Ceiling light.

Utility Area

3'0" x 2'11" (0.92 x 0.89)



Continued tiled flooring, built in storage cupboards, currently housing washing machine and tumble dryer. Ceiling light.

Bathroom

7'11" x 5'8" (2.42 x 1.73)



Continued tiled flooring. Wall mounted ladder style towel rail. Fitted bath with shower and glass shower screen above. Vanity unit incorporating wash hand basin and low level WC. Obscured uPVC double glazed window to the side aspect. Spotlights.

First Floor Landing

Fitted carpet. Wall mounted radiator. Obscured uPVC double glazed window to the side aspect. Two ceiling lights.

Bedroom One

11'6" x 11'2" (3.53 x 3.41)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Cast-iron feature fireplace. Ceiling light.

Bedroom Two

9'11" x 8'7" (3.03 x 2.63)



Fitted carpet. Wall mounted radiator. Feature cast-iron fireplace. Built in storage cupboard housing combination glow-worm boiler. uPVC double glazed window to the rear aspect. Ceiling light.

Second Floor Landing

Fitted carpet. Ceiling light.

Bedroom Three

7'3" x 11'3" (2.21 x 3.43)



Fitted carpet. Under eaves storage. Feature cast iron fireplace. Velux skylight. Ceiling light.

Bedroom Four

7'1" x 11'2" (2.18 x 3.42)



Fitted carpet. Wall mounted heater. Under eaves storage. Velux skylight. Ceiling light.

Outside



To the rear of the property is a low maintenance paved yard area.

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 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?

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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.

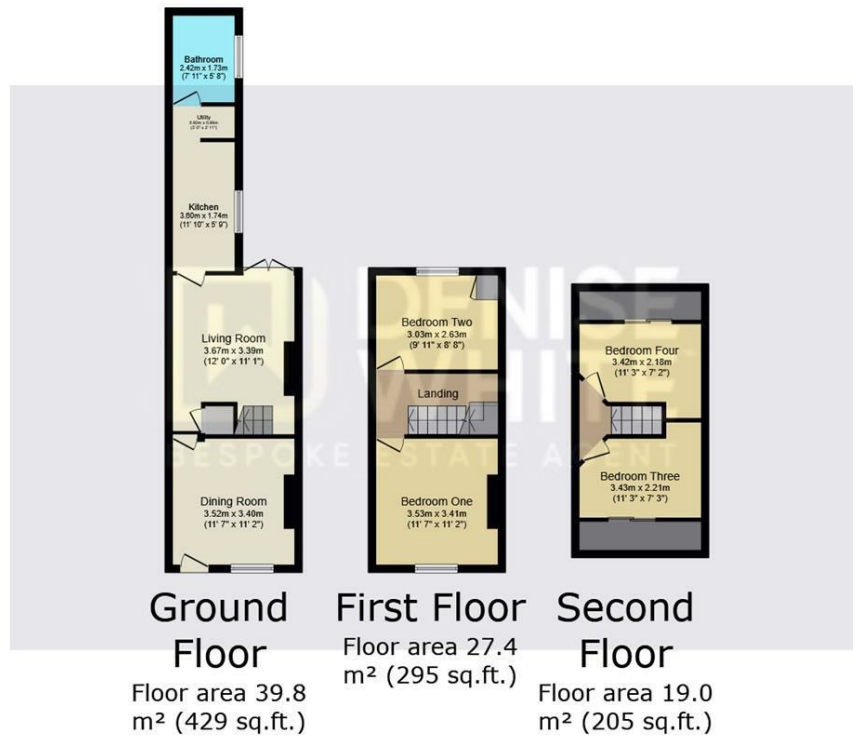
Do You Require A Mortgage?

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WE WON!!



Floor Plan

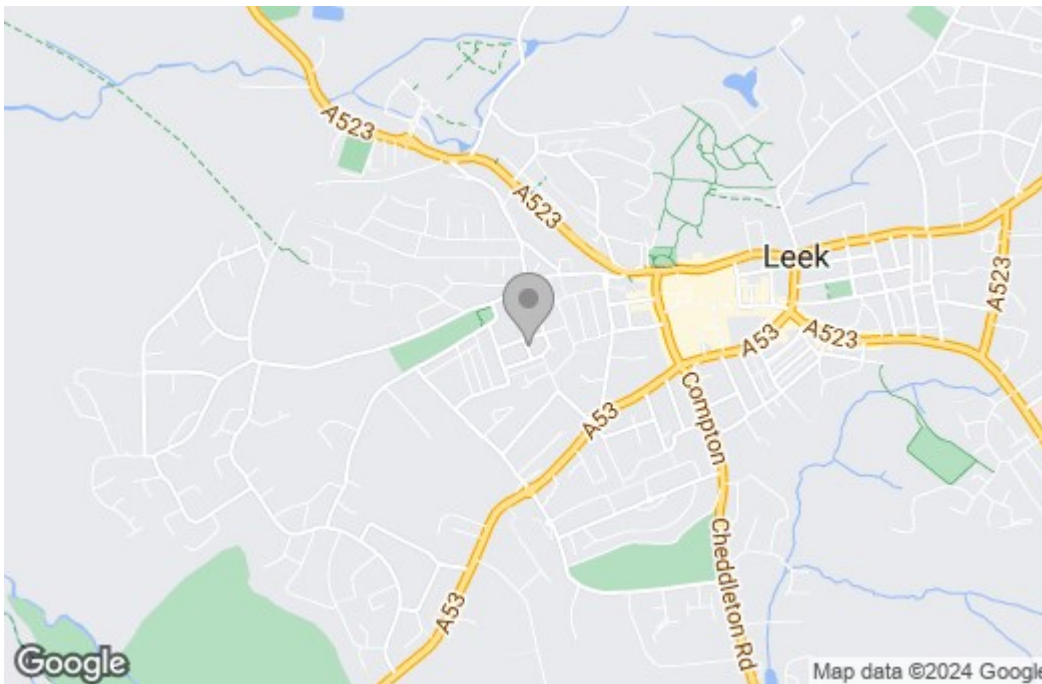


TOTAL: 86.2 m² (928 sq.ft.)

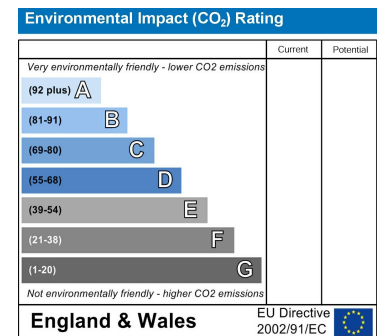
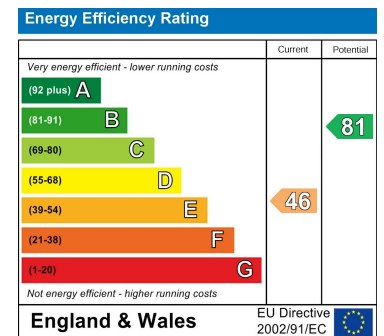
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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