



59 Argles Road, Leek, Staffordshire, ST13 6PQ

Offers in the region of £175,000

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This well-presented and spacious semi detached property offers light-flooded and well-proportioned rooms throughout creating a real sense of space and warmth. With gated off-road parking and a sizeable rear garden, this home provides ample space both internally and externally on the outskirts of Leek.

#MarketTownLiving #AmpleSpace #AffordableProperty

Denise White Agents Comments

A well-presented semi-detached property conveniently located on the outskirts of popular market town of Leek. The property has recently been upgraded with stylish new windows and a door to the front aspect, enhancing both the aesthetics and energy efficiency of the home.

Internally, the property has been tastefully decorated in neutral tones, creating a bright and welcoming atmosphere. The lounge is located at the front of the property and features a bay-style window, allowing plenty of natural light to flood the room. This well-proportioned space is ideal for relaxation and entertaining. To the rear of the property, you will find a well-appointed kitchen diner. The kitchen offers ample cooking space and is thoughtfully designed. There is also access to the rear garden for added convenience.

Moving upstairs, the property boasts two bedrooms, both of which have feature cast iron fireplaces adding a touch of character to the rooms. The larger bedroom is situated at the rear of the property, offering a peaceful retreat. A modern bathroom suite serves both bedrooms, providing convenience and functionality.

One of the standout features of this property is the spacious loft, which has been cleverly converted into an extremely useful space. The loft benefits from two skylights, allowing plenty of natural light to illuminate the room. The built-in storage solutions make this space versatile and can be utilized as an office, play area, or any other purpose to suit your needs.

Externally, as you approach the property, you are greeted by a gated paved driveway, providing secure off-road parking. The driveway leads to a generous-sized rear garden, which is mostly paved for easy maintenance. The garden also features a lawned area at the rear, perfect for outdoor activities, and a sizeable shed for additional storage.

Overall, this well-presented two-bedroom

semi-detached property offers a comfortable and stylish living space, combined with a generous rear garden and convenient location on the outskirts of Leek. It is an ideal choice for those seeking a lovely home in a popular market town.

Location

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.

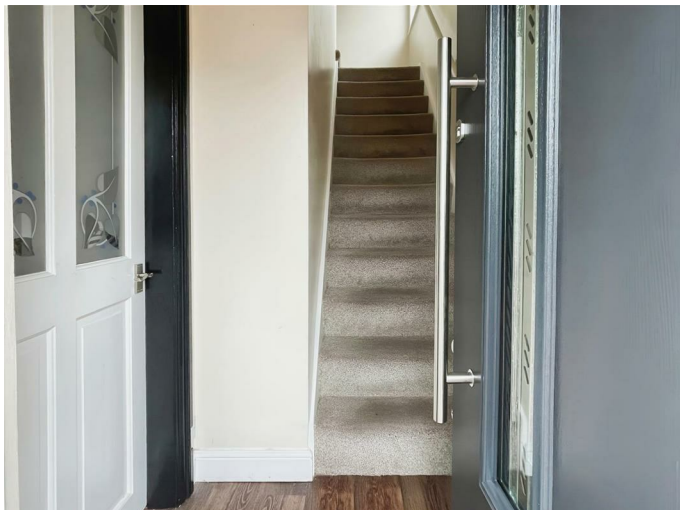
Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can 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.

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

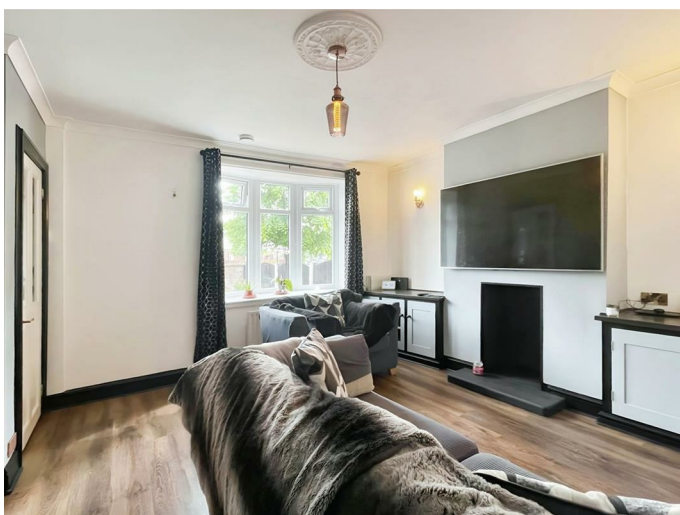
Entrance Hall



Laminate flooring, radiator, stairs off to the first floor accommodation, composite door to the front aspect, ceiling light.

Lounge

12'10" x 13'11" (3.93 x 4.26)



Continued laminate flooring, radiator, bay style uPVC bay style window to the front aspect, built in storage in alcoves, two wall light, ceiling rise, ceiling light.

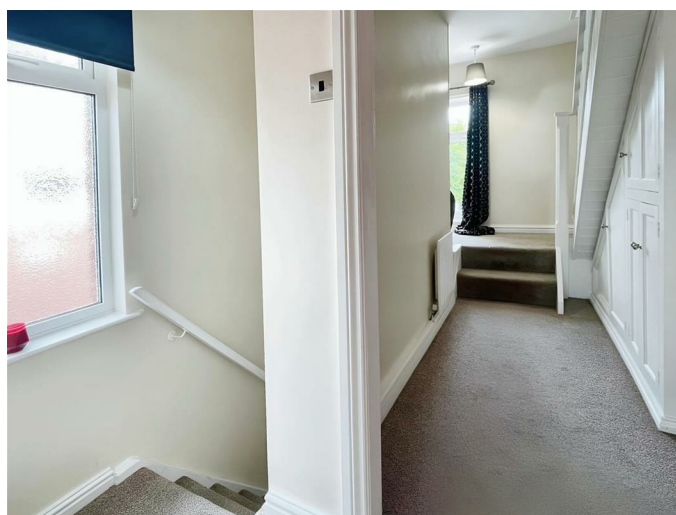
Kitchen

8'6" x 17'4" (2.60 x 5.29)



Tiled flooring, a range of wall and base units, with laminate work surfaces over, incorporating stainless steel sink and drainer unit, with mixer tap above. Integrated fridge and freezer, space for range style cooker with extractor above. Tongue and groove panelling, radiator, two uPVC double glazed windows to the side aspect, uPVC double glazed door and window to the rear aspect, two ceiling lights, under stairs storage housing combination boiler.

First Floor Landing



Fitted carpet, two UPVC double glazed windows to the side aspect and front aspect, two ceiling lights, wall mounted radiator, understairs storage cupboard, stairs off to the loft room.

Bedroom One

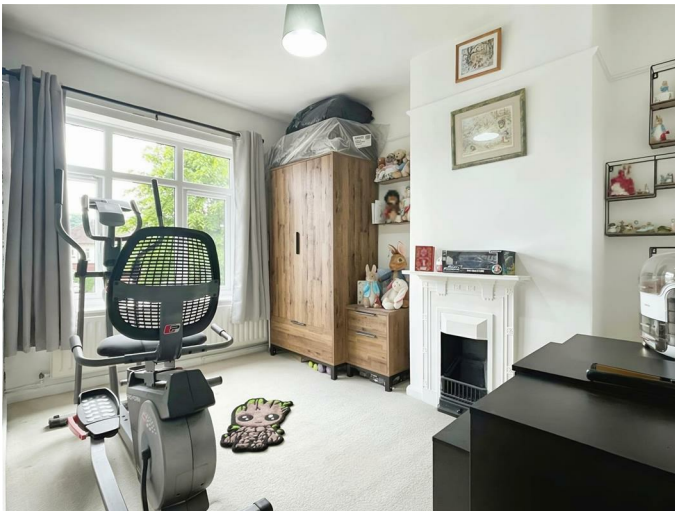
10'5" x 10'3" (3.19 x 3.14)



Fitted carpet, wall mounted radiator, UPVC double glaze window to the rear aspect, feature cast-iron fireplace, picture, railing, ceiling light.

Bedroom Two

11'0" x 8'1" (3.37 x 2.47)



Fitted carpet, wall mounted radiator, UPVC double glazed window to the front aspect, feature cast, iron fireplace, picture railing, ceiling light

Bathroom

7'2" x 6'7" (2.19 x 2.02)



Laminate flooring, low-level WC, pedestal wash, handbasin bath with shower above and glass, shower screen, obscured UPVC double glazed window to the rear aspect, ladder, style towel rail, Coving, ceiling light.

Loft Room

10'9" x 13'5" (3.30 x 4.10)



Fitted carpet wall mounted radiator. A range of storage cupboards and drawers built into the eaves, two skylights, two inset spotlights.

Outside



To the front of the property is a paved gated driveway providing off road parking for multiple vehicles. A side gate provides access to the paved rear garden with borders to both sides.

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 lives locally in Leek and 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 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.

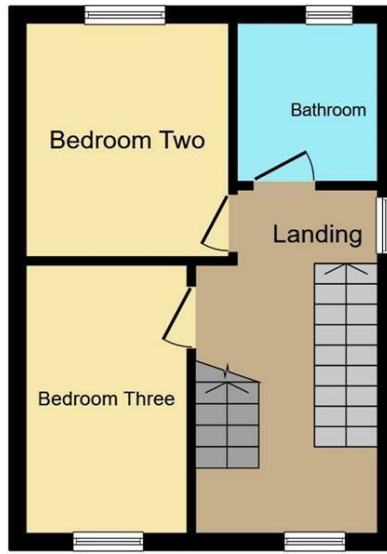
WE WON!



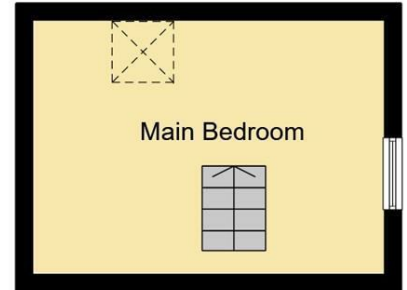
Floor Plan



Ground Floor



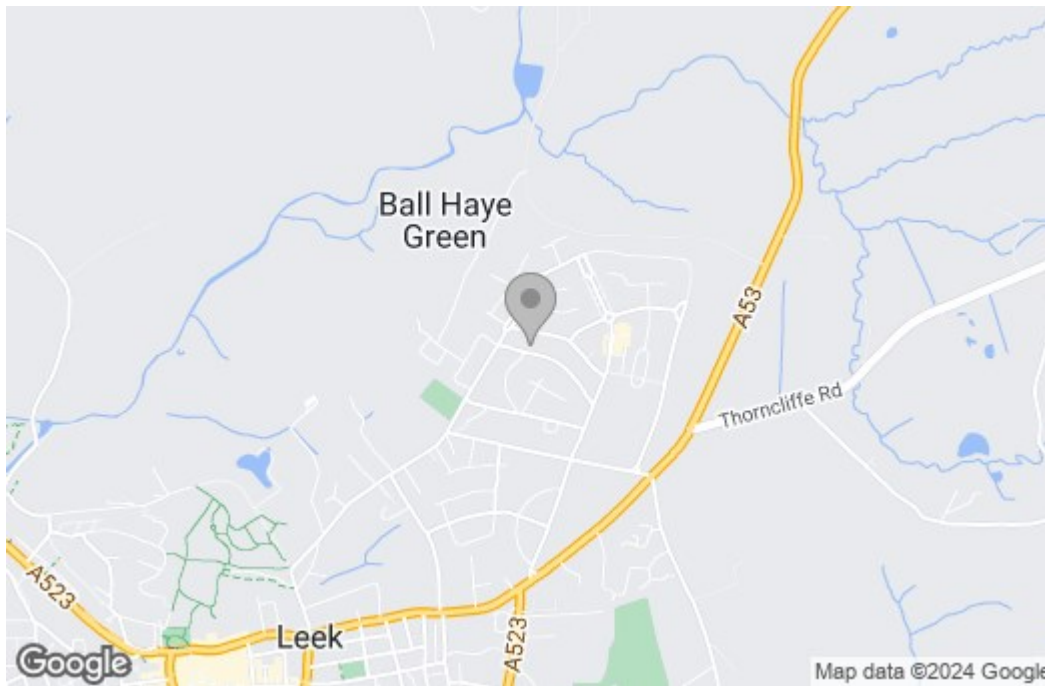
First Floor



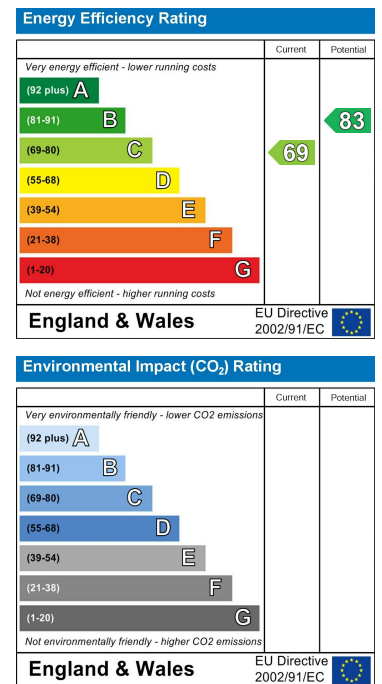
Second Floor

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Area Map



Energy Efficiency Graph



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