



6 Lockerbie Close, Leek, Staffordshire, ST13 5DD

£295,000

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"Purchasing a family home with a spacious garden in a desirable area goes beyond merely securing a residence; it's about crafting a home where cherished memories are made and aspirations grow"

This three-bedroom semi-detached house is situated on a generously sized plot, featuring a large rear garden, off-road parking, and a garage. Nestled in a highly sought-after cul-de-sac on the outskirts of the charming market town of Leek, this lovely home awaits its new family...

Denise White Estate Agents's Comments

Welcome to your future family home! This well maintained three-bedroom semi-detached home is nestled on an expansive plot with generous rear gardens, perfect for outdoor enjoyment. Located in a highly sought-after cul-de-sac, this property offers convenient access to local amenities, schools, and green spaces, making it an ideal choice for couples and families alike.

The entrance hall leads into a bright and inviting lounge featuring a bay window to the front aspect. The second reception room, positioned at the rear, has great garden views and skylights, creating a delightful year-round space perfect for relaxation, reading, or would be ideal serving as a playroom for children or grandchildren.

The open-plan kitchen offers ample dining space and the kitchen area has a range of wall and base units with work surfaces over and is equipped with integrated gas hob, electric cooker, microwave, dishwasher, and space for a fridge freezer. A convenient utility room and a ground floor shower room add to the functionality of this home.

Upstairs, you'll find three bedrooms, two of which are generous doubles. The main bedroom features built-in wardrobes and faces the front, while the second bedroom offers a peaceful view of the rear garden. The third bedroom is a cosy single, ideal for a study or nursery, and all rooms are well-served by a family first-floor bathroom.

Additionally there is a spacious garage and a driveway that accommodates two cars, along with expansive rear gardens that present opportunities for future expansion. This cherished family home offers a unique blend of comfort, convenience, and potential—making it a must-see for anyone searching for their next residence. Don't miss out on this gem!

Entrance Hall

Stairs off to the first floor accommodation, radiator, uPVC front door, ceiling light, access into the lounge.

Lounge

12'46 x 13'49 (3.66m x 3.96m)



Electric fire with fire surround and inset and hearth, fitted carpet, radiator, uPVC double glazed bay window to the front aspect, two wall lights, ceiling light, coving to the ceiling, door leading into the dining kitchen.

Dining Kitchen

15'76 x 9'90 (4.57m x 2.74m)



A range of wall and base units with work surfaces over, stainless steel sink unit with drainer and central tap, integrated dishwasher, four ring gas hob with extractor hood over, integrated electric oven and microwave, space for a fridge freezer, breakfast bar area, part tiled walls, uPVC double glazed window to the rear aspect, uPVC double glazed sliding doors from the dining area into the garden room, under stairs storage space, ceiling light, door

into the inner hallway. The dining area is open plan with the kitchen and has a fitted carpet, radiator and ceiling light.

Garden Room

14'64 x 6'96 (4.27m x 1.83m)



Fitted carpet, uPVC double glazed windows to the rear, radiator, uPVC door leading out to the rear garden.

Inner Hallway

uPVC front door, fitted carpet, loft access, ceiling light, access gained into the shower room and the utility room.

Shower Room



W.C. pedestal wash hand basin, W.C. shower cubicle, part tiled walls, uPVC double glazed window to the side aspect, radiator.

Utility

7'71 x 5'34 (2.13m x 1.52m)



Ceiling light, wall and base units, stainless steel sink unit with drainer, plumbing for washing machine, radiator, uPVC door leading out to the rear garden, uPVC window to the rear.

First Floor Accommodation



Landing - fitted carpet, uPVC double glazed window to the side aspect, ceiling light, loft access, airing cupboard housing the wall mounted BAXI central heating boiler, access into the bedrooms and bathroom.

Bedroom One

11'63 x 9'28 (3.35m x 2.74m)



Double bedroom with a fitted carpet, radiator, uPVC double glazed window to the front aspect, ceiling light, fitted wardrobes and matching drawers.

Bedroom Two

9'95 x 9'30 max narrowing down to 8'60 (2.74m x 2.74m max narrowing down to 2.44m)



Double bedroom with a fitted carpet, radiator, uPVC double glazed window to the rear aspect, ceiling light.

Bedroom Three

6'25 x 6'80 (1.83m x 1.83m)



Fitted carpet, ceiling light, radiator, uPVC double glazed window to the front aspect.

Bathroom



Fitted with a bathroom suite which comprises; bath with shower attachment, vanity wash hand basin, W.C. part tiled walls, radiator, fitted carpet, uPVC double glazed frosted window to the rear aspect, ceiling light.

Outside



To the front there is a driveway providing ample off road parking for two cars and leads to the garage. The gardens are located to the rear aspect and are a generous size laid mainly to lawn with flower and shrub borders. The garden space does lend the property to be extended, subject to any necessary planning consents being obtained.

Garage

11'91 x 19'12 (3.35m x 5.79m)

Good size garage with power and lighting connected.

Location

Located on the outskirts of the market town of Leek within a most popular residential area with similar style properties on a small cul-de-sac.

Leek is known as the 'Queen of the Staffordshire Moorlands', and 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.

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.

Agents Notes

Freehold

All mains services are connected

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 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.

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.

Do You Need Help With 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.

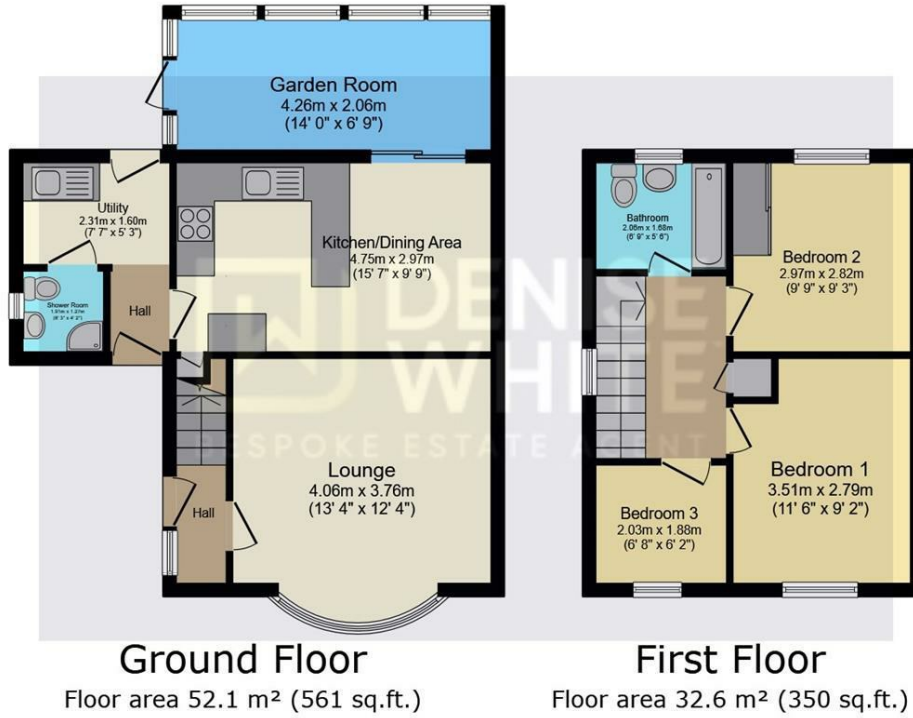
You Will Need A Solicitor !

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.

WE WON !!



Floor Plan

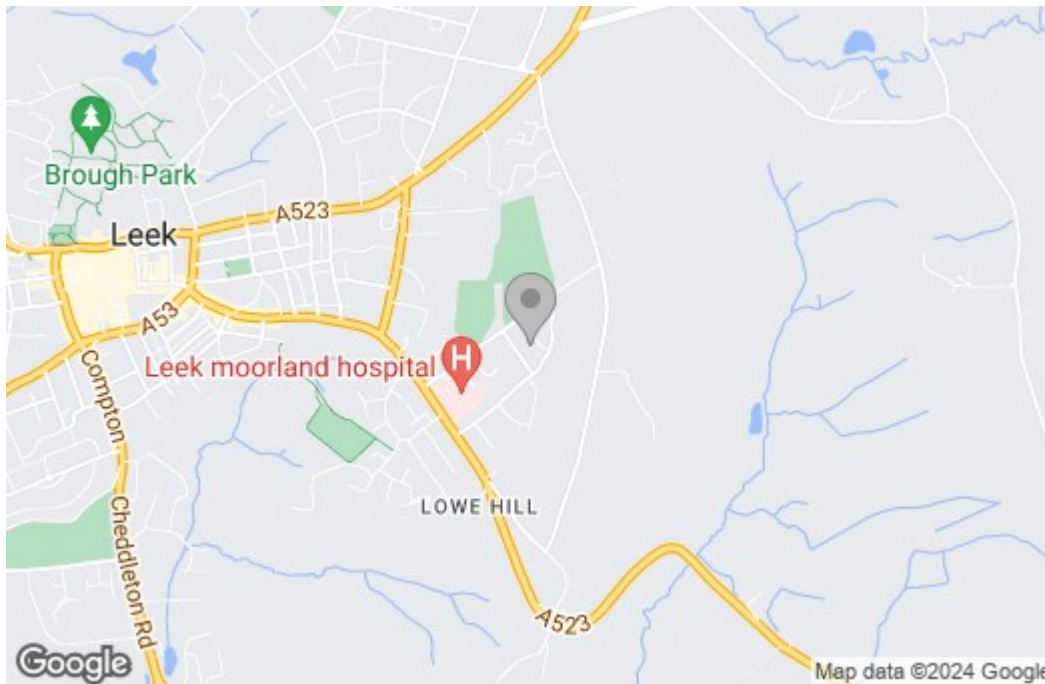


TOTAL: 84.7 m² (911 sq.ft.)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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