



22 Nunn Street, Leek, Staffordshire, ST13 8EA

Offers in the region of £130,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"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 with a sizeable garden to the rear, located within the popular 'West-End' of Leek and benefiting from a good size dining kitchen and a first floor bathroom.

#BuytoLet #Investment#FirstTimeBuyers

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

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Denise White Estate Agents Comments

Located in the sought-after West End of Leek, the property is part of a popular residential street, just a short walk from the town centre. As you step inside, you'll find a welcoming porch, perfect for storing shoes and coats, which leads into a cosy lounge with a front-facing window. The lounge flows seamlessly into the kitchen, which is spacious enough to serve as a breakfast kitchen. From here, you can access the large garden, ideal for summer barbecues, or enjoying a quiet drink on a warm evening.

Upstairs, a short landing leads to the main bedroom, a comfortable double room featuring an exposed brick wall. A second bedroom to the rear provides a space suited for a nursery, small child's room, or could be transformed into a study or dressing room. The original second bedroom has been thoughtfully divided to create a modern first-floor bathroom, complete with a WC, pedestal hand basin, and a bath with a shower over.

The property is currently tenanted under a fixed-term contract until the end of November 2024, with reliable tenants who are paying £625 per month. This makes it a great option for those looking for an investment opportunity with an immediate rental income. It is also ideal for a buyer wanting to purchase a home with a completion date made for when the tenants vacate.

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 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 Porch

uPVC double glazed external door to the front aspect, access into the lounge.

Lounge

12'2 x 10'11 (3.71m x 3.33m)



uPVC double glazed window to the front aspect, built in meter cupboard, radiator, fireplace with carved surround set on tiled hearth, access into the kitchen.

Kitchen

12'3 x 11'1 (3.73m x 3.38m)



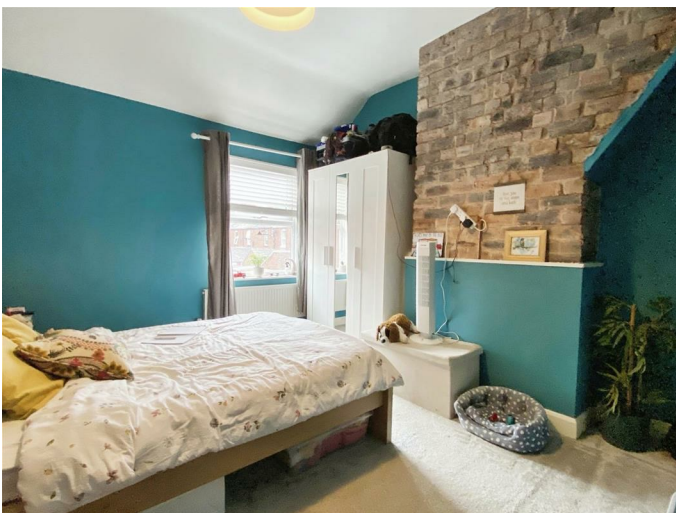
Two uPVC double glazed windows to the rear and a door leading to the rear garden. With a range of fitted units to the base and eye level, inset stainless steel sink unit with mixer tap, plumbing for washing machine, cooker point, part tiled walls, radiator, under-stairs storage cupboard and stairs off to the first floor accommodation.

First Floor Accommodation

Loft access, double radiator, access to the bedrooms and bathroom.

Main Bedroom

12'1 x 10'11 (3.68m x 3.33m)



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

Bedroom Two

6'2 x 6'5 (1.88m x 1.96m)



uPVC double glazed window to the rear aspect, carpet, radiator.

Bathroom

9'2 x 4'5 (2.79m x 1.35m)



uPVC double glazed frosted window to the rear aspect with a white suite comprising panel bath with mixer tap and shower attachment, pedestal hand basin, WC, part tiled walls, single radiator, built in airing cupboard housing gas fired central heating boiler.

Outside



Rear yard area with pedestrian access to Nunn Street. Further garden with fenced boundary.

Agents Notes

Tenure: Freehold

All mains services connected

Staffordshire Moorlands Council Tax band A

Currently tenanted on a fixed term contract until November 2024. The tenant is currently paying £625 a month which produces an average annual yield of 5.5%

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 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!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

House 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.

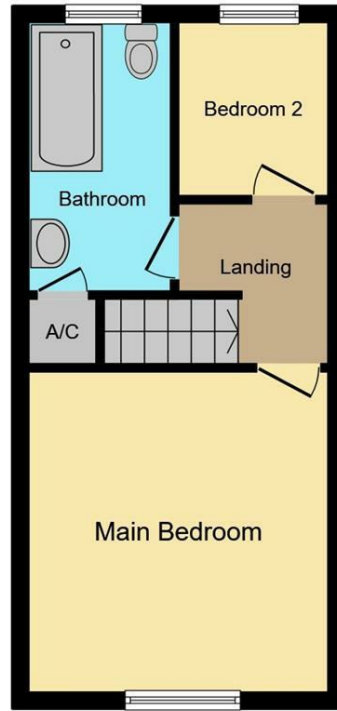
Do You Need A Mortgage?

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

Floor Plan



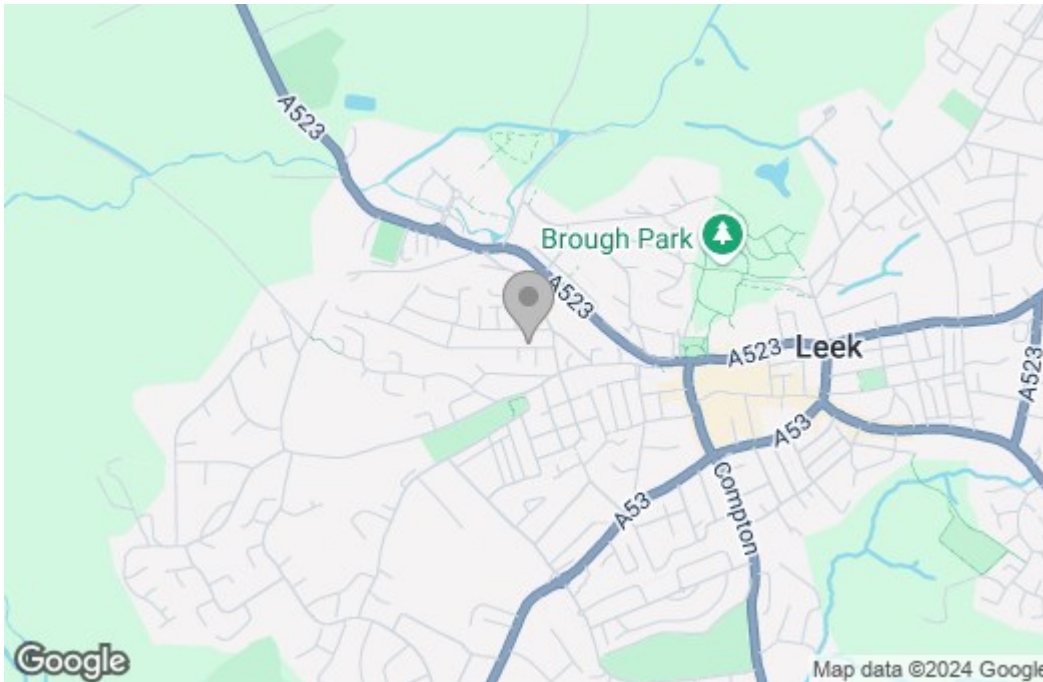
Ground Floor



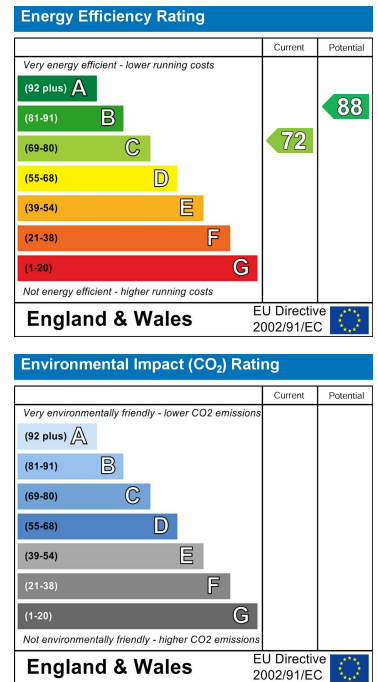
First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.