

**31 Argles Road, Leek, Staffordshire., ST13 6PH**

**Asking price £145,000**

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

If you are a first-time buyer looking to take your first steps onto the property ladder or an investor looking to expand their portfolio, then this two bedroom, semi-detached property is one to add to the top of your viewing list!

#OffRoadParking#Garden#SemiDetached

## Denise White's Comments

Get ready to roll up your sleeves and put your personal touch on this two-bedroom semi-detached house! Perfect for first-time buyers eager to step onto the property ladder, downsizers, or savvy investors looking to enhance their portfolio. This property offers a blank canvas, ready for your creative vision, with many renovations already underway, awaiting your finishing touches.

The home features an entrance hall, a good size lounge, a newly fitted functional kitchen, a conservatory with access to the rear garden, a convenient cloakroom, two comfortable bedrooms, and a shower room. There is off-road parking and gardens situated at the front, side, and rear.

With the right enhancements, this property holds great potential for excellent returns, making it an excellent investment opportunity. Anticipate rental income in the region of £650 per month. Don't miss out on this fantastic opportunity!

## Entrance Hall

uPVC double glazed door to the front aspect, radiator, stairs to first floor and access into the lounge.

## Lounge

13' 11" x 11' 7" (3.96m 3.35m' x 3.35m 2.13m')



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

## Kitchen

7' 5" x 14' 7" (2.13m 1.52m' x 4.27m 2.13m')



Range of units to base and eye level, four ring electric hob with extractor over, electric fan, electric oven, plumbing for washing machine, space for tumble dryer, stainless steel sink unit with mixer tap and drainer, uPVC double glazed window to the rear aspect, tiled splashbacks, radiator, wall mounted 'Baxi' combi boiler, understairs open space. Access into the conservatory.

## Conservatory

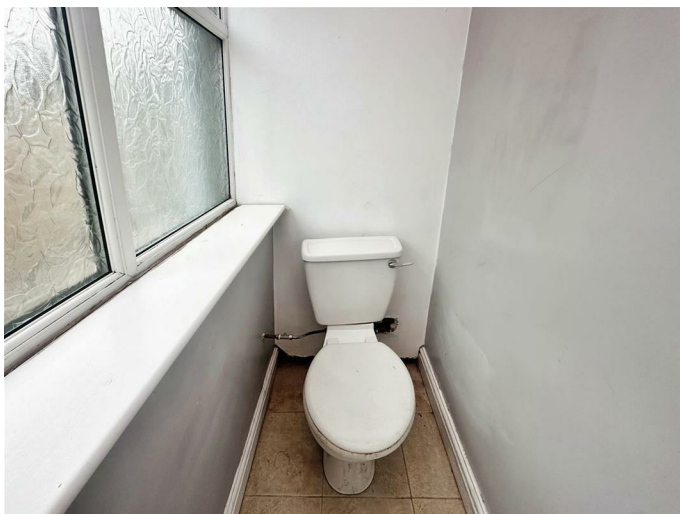
6' 10" x 14' 7" (1.83m 3.05m' x 4.27m 2.13m')



uPVC double glazed window to the side and rear aspect, uPVC double glazed door to the rear aspect, power and light connected, access into the cloakroom.

### **Cloakroom**

6' 10" x 2' 8" (1.83m 3.05m' x 0.61m 2.44m' )



W.C. uPVC double glazed window to the side aspect.

### **First Floor Accommodation**

Loft access, uPVC double glazed window to the side aspect, access to the bedrooms and shower room.

### **Bedroom One**

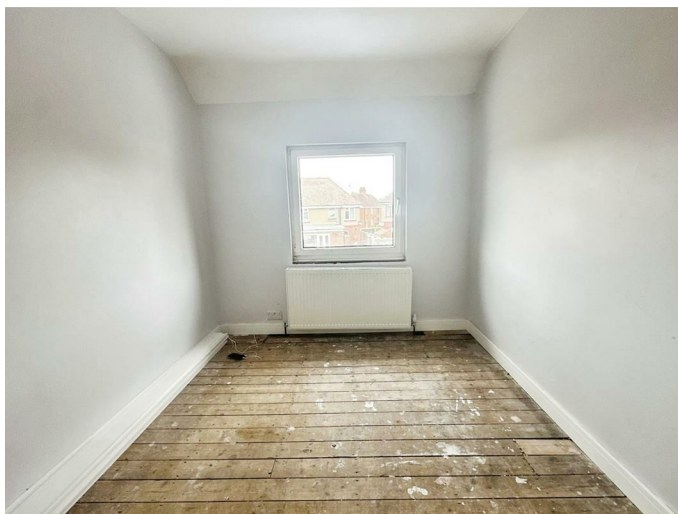
14'10 x 10'6 max (4.52m x 3.20m max )



Two uPVC double glazed windows to the front aspect, radiator, fitted carpet.

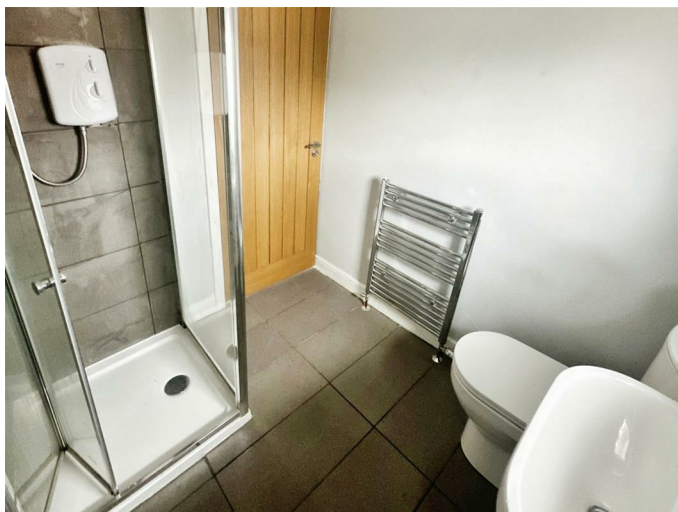
### **Bedroom Two**

11'3 x 8'5 (3.43m x 2.57m )



uPVC double glazed window to the rear aspect, radiator.

### **Shower Room**



Fitted shower cubicle, W.C. pedestal wash hand basin, heated towel rail, tiled flooring, uPVC window to the rear aspect.

## Outside



Paved driveway providing off road parking, garden areas to the front and side with an enclosed garden to the rear aspect.

### Agents Notes

Freehold

All main services connected

Council Tax 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 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.

**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.

### **Do You Have A 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.

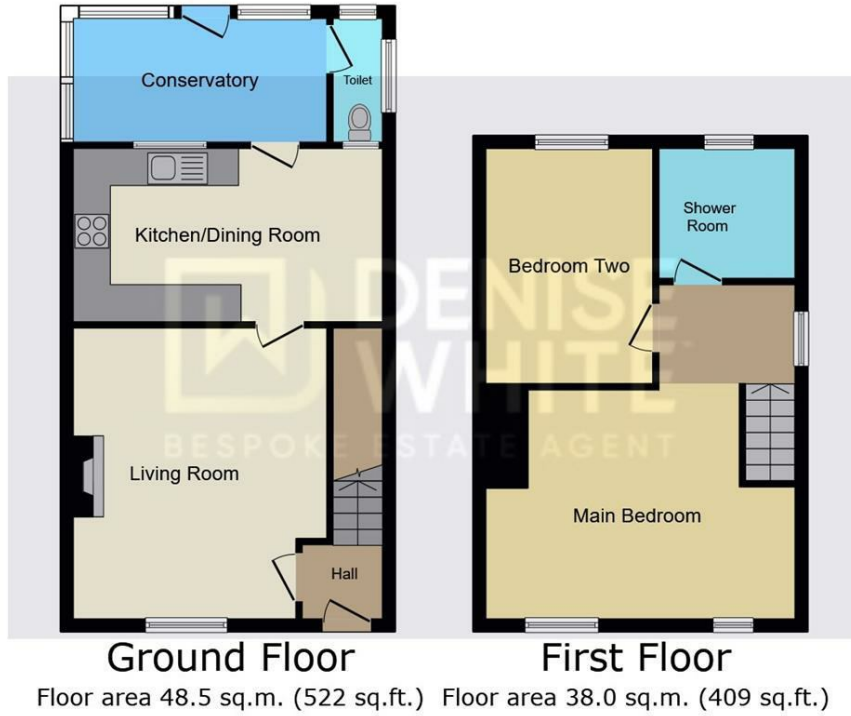
### **Do You Need A Mortgage ?**

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

### **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.

## Floor Plan

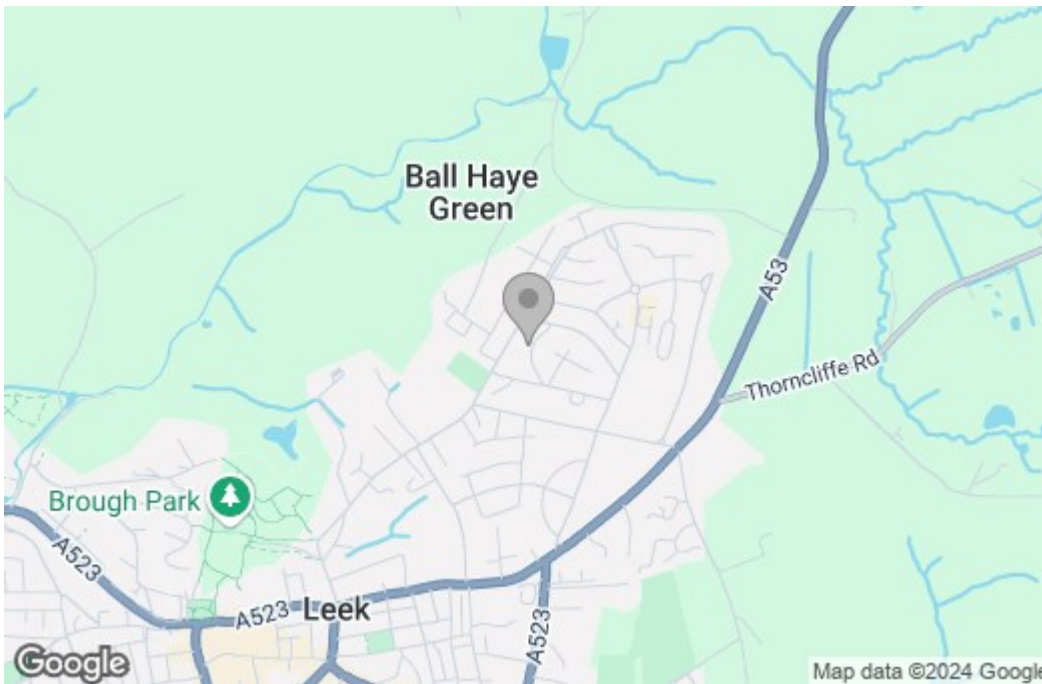


TOTAL: 86.5 sq.m. (931 sq.ft.)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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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