



66 Westwood Road, Leek, Staffordshire, ST13 8DH

Offers in the region of £300,000

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'Preservation is simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them.' - Richard Moe

This unique Victorian townhouse has been respectfully renovated to provide a rare blend of modern convenience and classic elegance. With luxuries such as underfloor heating and many restored original features, this property has been well thought out to create a stylish home ideal for modern living.

#WestEndOfTown #EnergyEfficiency #PeriodFeatures

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

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Denise White Agents Comments

Welcome to this exquisite three double bedroom Victorian townhouse, perfectly located in the highly sought-after West End of town. This charming residence is ideally located within the catchment area for some of the most popular local schools, making it ideal for families or for those who appreciate remarkable architecture. With easy access to the vibrant market town, you'll find yourself just moments away from an array of independent shops, cafes, and community amenities.

As you approach the property, you are greeted by a delightful front lawn adorned with mature shrubs and vibrant perennials, creating an inviting first impression. Step inside, and you will immediately appreciate original features of the property with high ceilings and Minton tiled floor. The ground floor boasts two well proportioned reception rooms fitted with wooden and porcelain tiled flooring and gas fires with stylish surrounds creating a warm and welcoming environment. To the rear is a good sized modern kitchen which allows access to the rear yard and benefits from a breakfast bar seating area.

To the first floor, you will find two double bedrooms, the largest of which boasts two windows enjoying a pleasant outlook on to the popular recreational grounds. A large contemporary bathroom boasts a separate shower and bath, and a separate WC helps to keep up with the demand of modern family living.

To the second floor a large third bedroom features a dormer window to the front aspect and a skylight to the rear providing views across the town and on to the green fields of Gun Moor and beyond.

Externally, the property benefits from a paved rear yard with a paved seating area to be enjoyed on those warmer summer nights.

Overall, this impressive townhouse retains the stunning features of Victorian architecture and interiors that speak to the property's rich history

whilst providing the rare benefits of modern luxuries, including underfloor heating to the ground floor, added floor and wall insulation, and double glazing throughout, ensuring comfort and energy efficiency.

Location

Situated in the West End of Leek within the most popular Westwood Schools catchment area and within walking distance of the schools and town centre. With views over Westwood recreation ground, with a fenced childrens play area.

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.

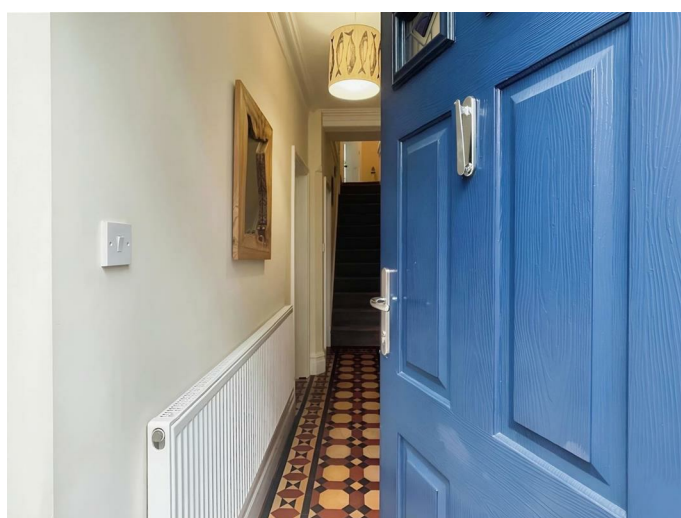
Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

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



Composite door to the front aspect. Minton tiled flooring. Wall mounted radiator. Stairs to the first floor accommodation. Coving. Ceiling light.

Living Room

11'2" x 14'11" (3.42 x 4.56)



Wooden flooring. uPVC double glazed bay style

window to the front aspect. High efficiency gas fire with wooden surround. Two wall lights. Coving. Ceiling light. Ceiling rose.

Dining Room

11'7" x 12'8" (3.54 x 3.87)



Wood effect porcelain tiled flooring. uPVC double glazed window to the rear aspect. Gas fire with wooden surround. Two wall lights. Coving. Ceiling light.

Kitchen

13'5" x 8'0" (4.10 x 2.44)



Continued wood effect tiled flooring. A range of gloss wall and base units with laminate work surfaces above and tiled splash back. Integrated stainless steel sink and drainer unit with mixer tap above. Integrated electric oven, gas hob and extractor above. Under counter space for washing

machine. Space for fridge freezer. Built in breakfast bar. uPVC double glazed window to the side aspect. uPVC door to the side aspect. Coving. Two ceiling lights. Access to cellar.

Cellar

13'1", 11'4'9" x 11'3" (4.35 x 3.44)

Tiled flooring. uPVC double glazed window to the front aspect. Electric meter and consumer unit. Hard wired smoke alarm. Ceiling light.

First Floor Landing

Fitted carpet. Three ceiling lights. Loft access.

Bedroom One

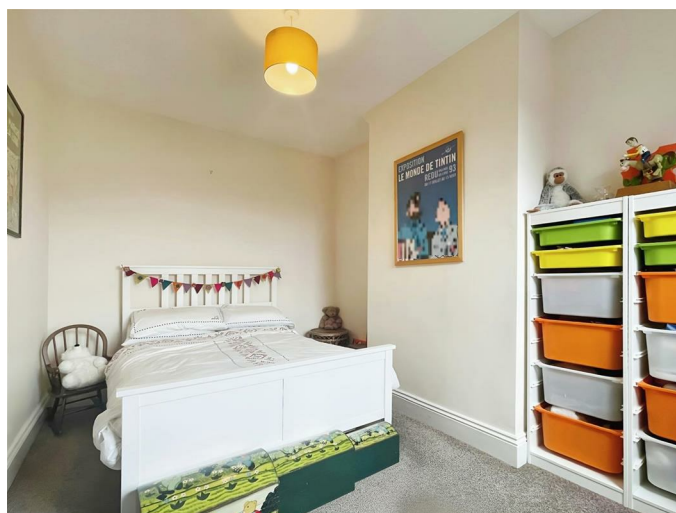
14'11" x 11'7" (4.57 x 3.55)



Fitted carpet. Two wall mounted radiators. Two uPVC double glazed windows to the front aspect. Coving. Ceiling light.

Bedroom Two

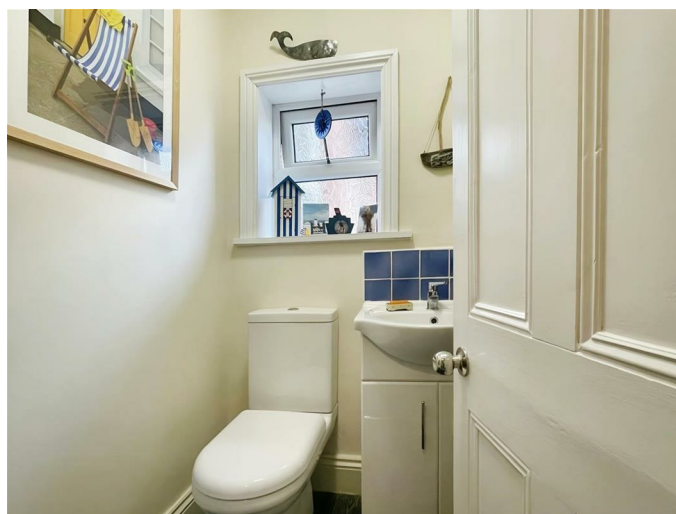
12'8" x 9'0" (3.87 x 2.76)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect. Ceiling light.

WC

4'1" x 3'11" (1.25 x 1.20)



Vinyl flooring. Low level WC. Wash hand basin with storage underneath. Wall mounted radiator. uPVC double glazed window to the side aspect. Ceiling light.

Bathroom

8'2" x 9'1" (2.50 x 2.79)



Vinyl flooring. Low level WC. Pedestal wash hand basin. Fitted bath. Walk in shower cubicle with shower. Wall mounted radiator. Obscured uPVC double glazed window to the rear aspect. Wall mounted ladder style towel rail. Ceiling light. Partially tiled walls.

Second Floor Landing

Fitted carpet. Fitted smoke alarm. Obscured skylight. Ceiling light.

Bedroom Three

18'1" x 13'5" (5.52 x 4.10)



Fitted carpet. Loft access. Under eaves storage. uPVC double glazed window to the front aspect. Skylight to the rear. Fitted smoke alarm. Inset spotlights. With potential to subdivide.

Outside



To the front of the property is a shared paved pathway with a lawned garden with mature hedgerow, and borders stocked with mature shrubs and perennials. To the rear of the property is a gated courtyard which is paved and provides a seating area.

Outhouse

uPVC door to the side aspect. Obscured double glazed window to the rear aspect. Wall mounted combination boiler. Ceiling light.

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?

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 Require 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!



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.

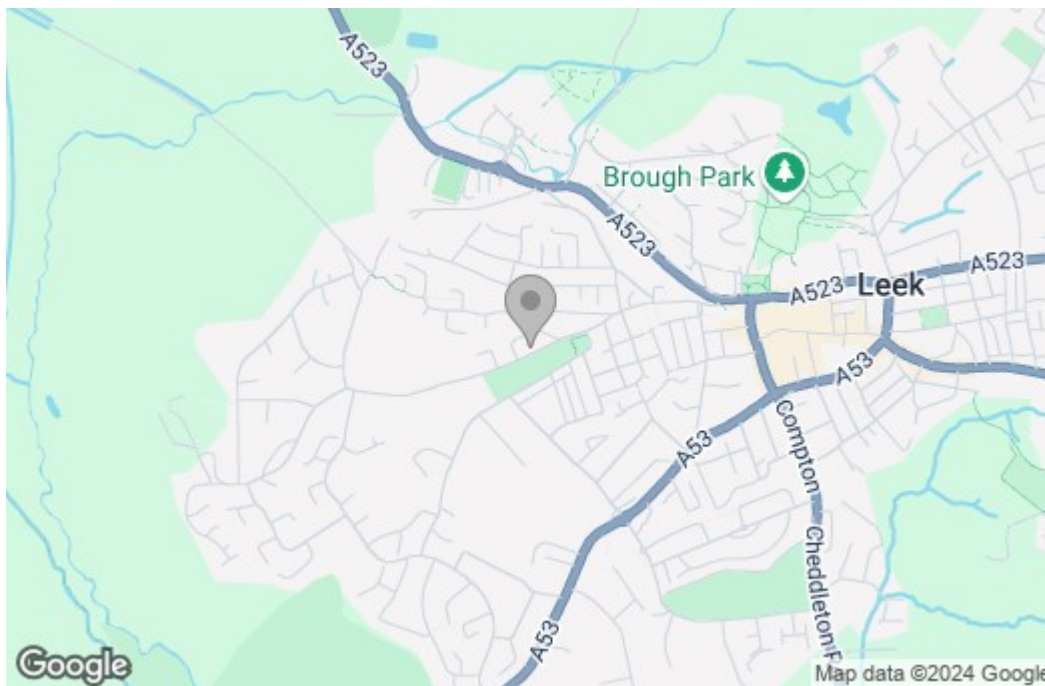
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

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.

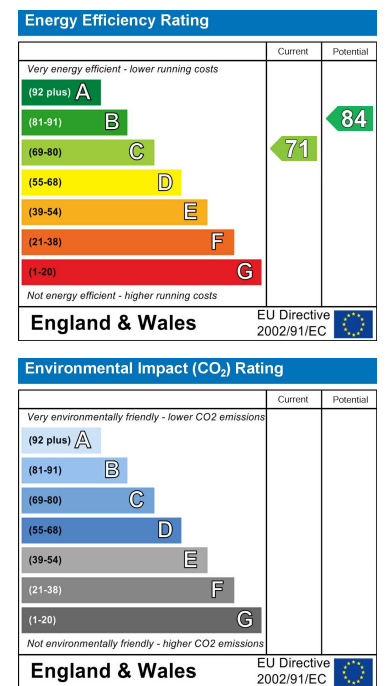
Floor Plan



Area Map



Energy Efficiency Graph



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