



## 38 Wood Street, Leek, Staffordshire, ST13 5LX

Offers in the region of £150,000

\*\* CONTACT US FROM 9AM TO 9PM, SEVEN DAYS A WEEK, TO SCHEDULE A VIEWING! \*\*

'The colours and design of a home should be a reflection of the people who live inside.' - Amy Wax

A cosy and welcoming three bedroom situated on the outskirts of the vibrant town centre of Leek. With well presented accommodation throughout including a cosy log burner and modern style kitchen, this home is the perfect space to create your dream home.

#ThreeBedrooms #TownLiving #StaffordshireMoorlands

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

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### **Denise White Estate Agent's Comments**

A three bedroom mid terrace property located on the outskirts of the popular market town of Leek. Just a two minute walk from Pickwood Park and a 6 minute walk from the town centre, this home is perfect for those looking to be within walking distance from a range of local amenities whilst remaining close to open green spaces.

Internally the property offers well presented accommodation with the added benefits of a cosy log burner to the living room creating an immediate welcoming environment. The spacious dining room is open to the well appointed modern kitchen located at the rear of the property and also features tongue and groove panelling.

Stairs from the dining room lead to the first floor accommodation where you will find three neutrally decorated bedrooms, two of which are spacious doubles. The third room is a good sized single, ideal for a child's bedroom or could be used as an office space for those who work remotely. A light and airy bathroom boasts a fitted bath and separate shower to suit both preferences.

Externally the property features a lovely raised lawn area ideal for sitting out in the warmer summer months and features a large shed ideal for storage of gardening tools or outside toys.

In summary, this lovely home provides beautiful accommodation throughout and a pleasant outdoors space. This property is ideal for First Time Buyers looking to make their first step on to the property ladder or young families who require more space. Don't miss the opportunity to acquire a cosy three bedroom property on the outskirts of the town centre.

### **Location**

Situated on the outskirts of the town centre a 2 minute walk from the entrance to Pickwood Park.

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.

## Living Room

11'5" x 11'7" (3.49 x 3.54 )



Fitted carpet. UPVC double glazed window to the front aspect. UPVC door to the front aspect. Log burner with tiled hearth. Cupboard built into alcove. Wall mounted radiator. Coving. Ceiling rose. Ceiling light.

## Dining Room

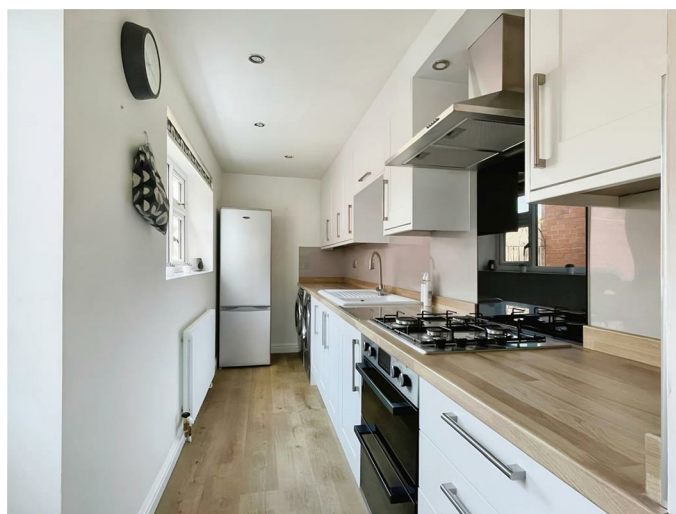
11'6" x 11'9" (3.52 x 3.59 )



Wood effect laminate flooring. Partial tongue and groove panelling. Wall mounted radiator. Under stairs storage cupboard. UPVC double glazed window to the rear aspect. Built-in cupboard housing combination boiler. Coving. Stairs to the first floor accommodation. Ceiling light.

## Kitchen

4'11" x 14'0" (1.51 x 4.28 )



Continued wood effect flooring. A range of shaker style wall and base units with laminate worksurfaces above. Integrated ceramic sink and drainer unit with mixer tap above, electric oven with gas hob and extractor fan above. Space for fridge freezer. Undercounter space for washing machine and tumble dryer. UPVC double glazed window to the side aspect. Wall mounted radiator. UPVC door to the side aspect. Inset spotlights.

## First Floor Landing

Fitted carpet. Ceiling light.

## Bedroom One

12'0" x 10'3" (3.66 x 3.13 )

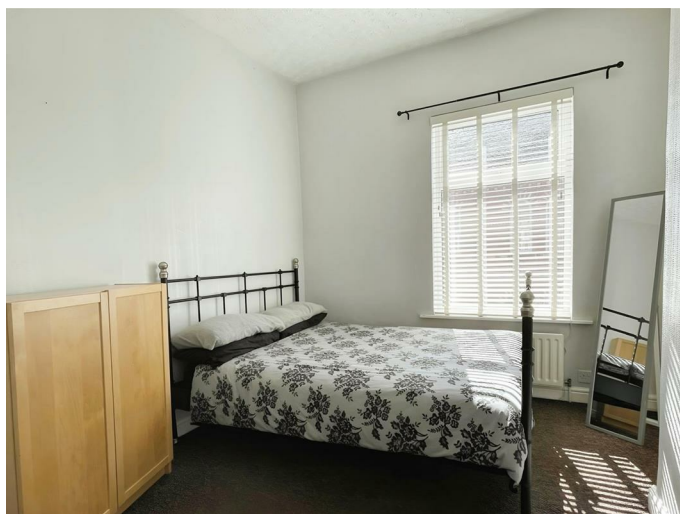


Located at the rear of the property. Fitted carpet. Wall mounted radiator. UPVC double glazed

window to the rear aspect. Large storage cupboard. Ceiling light.

### Bedroom Two

11'8" x 9'9" (3.57 x 2.98 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

### Bedroom Three

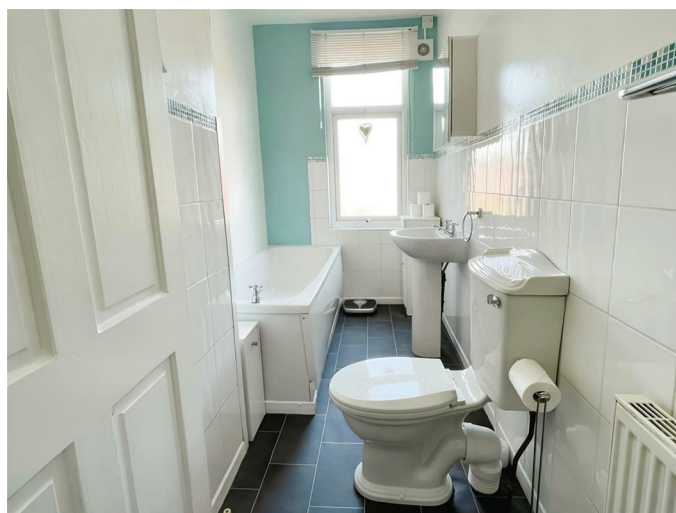
8'7" x 5'6" (2.62 x 1.69 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Loft access. Ceiling light.

### Bathroom

3'6" x 15'6" (1.08 x 4.73 )



Vinyl flooring. Partially tiled walls. Low-level WC. Pedestal wash handbasin. Fitted bath. Shower cubicle with shower. Wall mounted radiator. Obscured UPVC double glazed window to the rear aspect. Extractor fan. Ceiling light.

### Outside



To the rear of the property initially is a gated paved area accessed from the kitchen. Beyond is a separate raised lawn which is also fenced and hosts a large wooden shed.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

No chain involved with the sale

### 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.

### 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.

### **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.

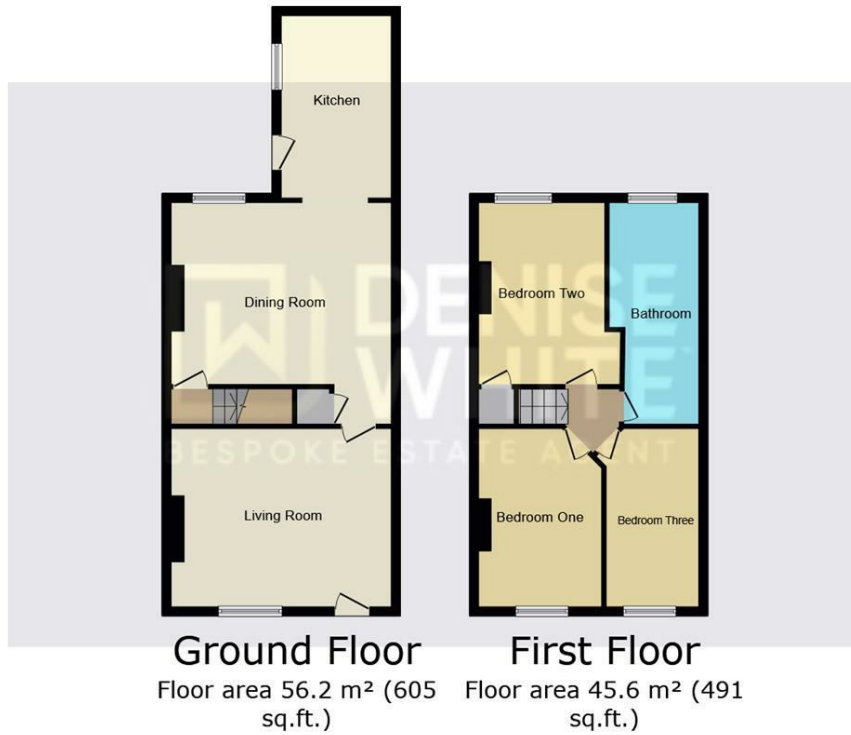
### **You Need A Solicitor!**

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 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.

## Floor Plan

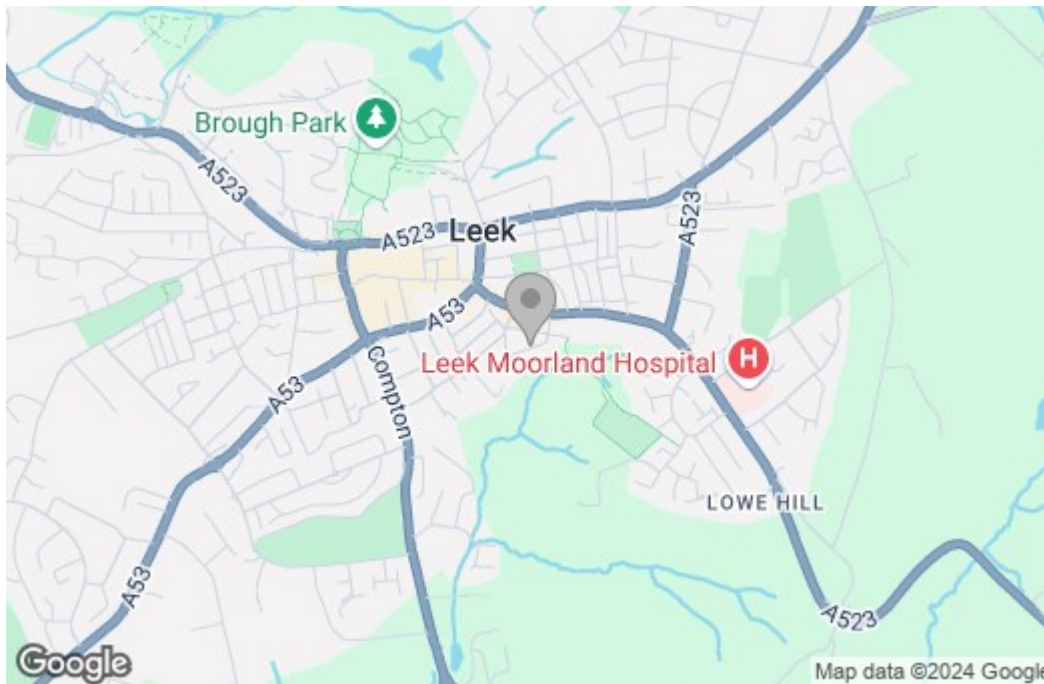


**TOTAL: 101.9 m<sup>2</sup> (1,096 sq.ft.)**

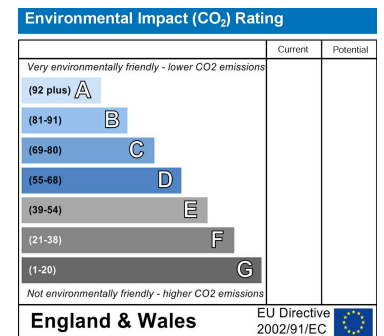
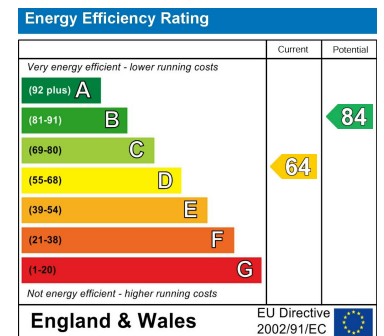
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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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