



**26 Lancaster Avenue, Leek, Staffordshire, ST13 6AX**

**Offers in the region of £225,000**

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

"Every home tells a story!"

This beautifully renovated semi-detached property features off-road parking, an enclosed garden, and a detached garage/workshop. Inside, enjoy two spacious double bedrooms, a good size lounge, a dining kitchen, front and rear porch and a family bathroom.

#Renovated #SemiDetached#Home

### Denise White Estate Agent's Comments

Introducing a beautifully renovated two-bedroom semi-detached family home, perfectly situated on a quiet cul-de-sac just outside the market town of Leek in Staffordshire. This delightful property is ideal for first-time buyers eager to step onto the property ladder or for those looking to downsize into their forever home!

Meticulously refurbished to a high standard, the accommodation briefly comprises; entrance porch, a entrance hall, a generous lounge, a modern kitchen/diner, a convenient rear porch, two comfortable bedrooms, and a family bathroom.

Step outside to discover an enclosed garden at the rear, designed for low-maintenance living. There is a lawn area and ample space for vibrant flower beds, and cosy seating area, perfect for relaxing in the warmer months.

The property also has a driveway at the front, providing ample parking space, along with a detached garage that serves as an excellent workshop, storage area or a potting shed. Access is convenient through both an up-and-over door and a side door leading from the garden.

Located within walking distance to the town centre and close to local schools, with easy access to all essential amenities, making it a perfect choice for families and individuals alike.

Council Tax Band - B. Don't miss out on this fantastic opportunity!

#### Entrance Porch

Access into the entrance hall.

#### Entrance Hall

Fitted carpet, stairs off to the first floor accommodation and access into the lounge.

### Lounge

15'07 max x 19'45 (4.75m max x 5.79m )



Fitted carpet, picture rail, wall lights, radiator, uPVC double glazed box bay window to the front aspect, door into the kitchen diner.

### Kitchen Diner

15'8" x 9'11" (4.80 x 3.03)



A range of units with work surfaces over, space for a cooker, part tiled walls, stainless steel sink unit with drainer, plumbing for washing machine, uPVC double glazed window to the rear and side aspects, radiator, ceiling lights, under stairs storage space, floor covering, door leading out to the rear porch.

### Rear Porch

Providing useful storage space and leading out to the rear garden.



## First Floor Accommodation



Landing space with feature window to the side aspect, access to the bedrooms and bathroom.

### Bedroom One

11'30 min 14'85 max x 9'15 (3.35m min 4.27m max x 2.74m )



Fitted carpets, uPVC double glazed windows to the front aspect, radiator, picture rail, ceiling light, fitted wardrobes with overhead storage space.

## Bathroom



A white bathroom suite which comprises; bath with shower over, shower screen, pedestal wash hand basin, W.C. uPVC double glazed window to the rear aspect, part tiled walls, ceiling light, heated towel rail.

### Bedroom Two

9'44 x 10'52 (2.74m x 3.05m)



Fitted carpet. uPVC double glazed window to the rear aspect, picture rail, fitted bookcase, radiator, ceiling light.

## Outside



To the front there is a driveway that provides ample off road parking and gated access to the rear aspect. The garden to the rear is enclosed with a detached garage which can be utilised for secure storage space/workshop/potting shed space. The garden is low maintenance with lawn area, flower and shrubs, with a pleasant seating area.

## Garage

19'6" x 7'5" (5.95 x 2.27)



Up and over door, power and lighting connected, door leading out to the garden.

## 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.

## Agent's Notes

Freehold  
All mains services 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 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.

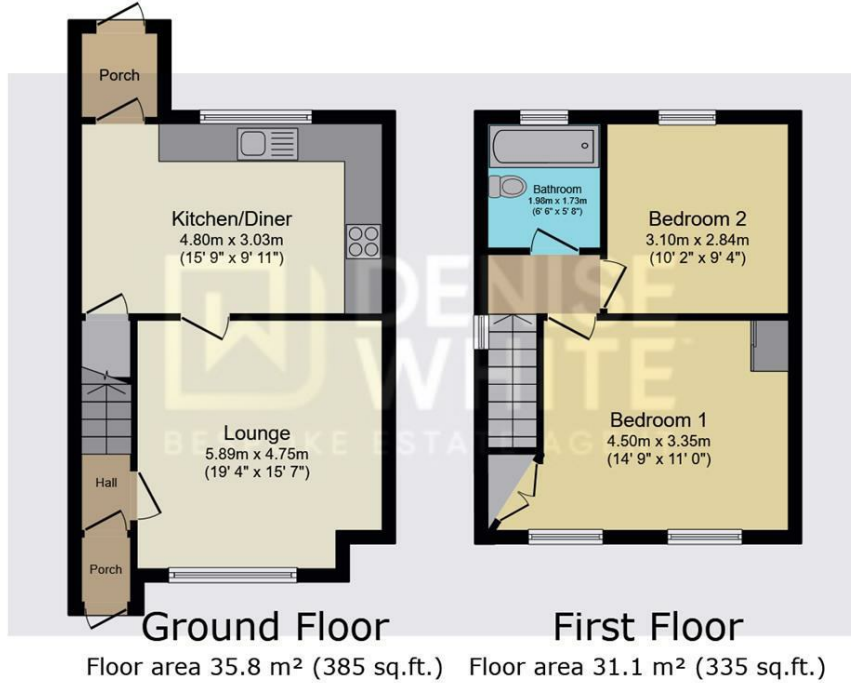
### Do You Need A Mortgage ?

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

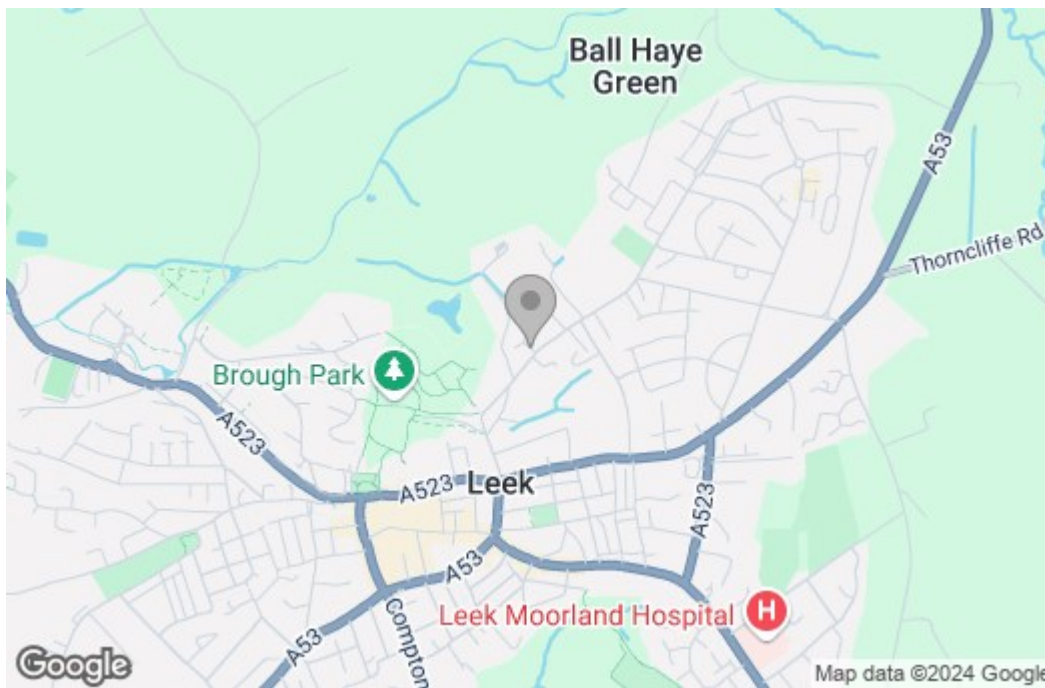


TOTAL: 66.9 m<sup>2</sup> (720 sq.ft.)

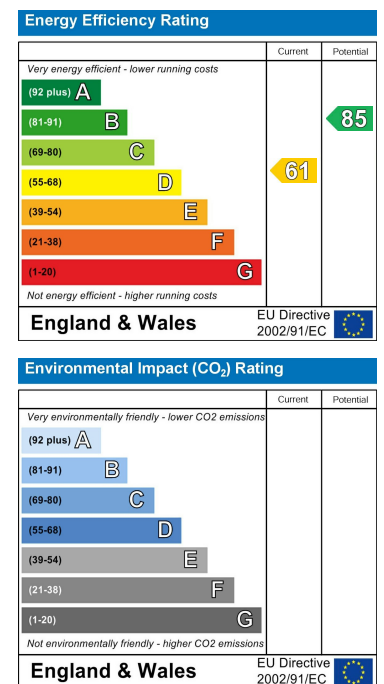
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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