



18 Lowther Place, Leek, Staffordshire, ST13 5BB

Offers in the region of £247,500

'A house is made of wood and stone but only love can make a home.' - quotesgram

This beautifully presented semi-detached family home is situated within a quiet cul-de-sac location on the outskirts of the town centre. With three double bedrooms, off road parking, and a large rear garden, this home provides versatile accommodation perfect for growing families.

#OriginalFeatures #QuietCulDeSacLocation #ThreeDoubleBedrooms

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

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Denise White Agents Comments

Nestled in a peaceful cul-de-sac on the outskirts of the town centre, this traditional semi-detached property offers a perfect blend of comfort and modern living. With its inviting curb appeal and well-maintained exterior, this home promises a warm welcome.

As you step inside, you are greeted by a neutrally decorated lounge that exudes warmth. The room is enhanced by a gas fireplace and a large bay window, flooding the space with natural light and creating an inviting atmosphere for relaxation or entertaining guests. Moving beyond the lounge, you'll find a well-proportioned kitchen diner. This space offers ample room to cook and dine. A large window connects the kitchen to the conservatory, allowing light to pour in and creating a bright, airy feel throughout the area. The expansive conservatory at the rear of the property serves as a delightful extension of the living space, with French doors leading out to the generous rear garden—ideal for outdoor gatherings or quiet moments in the sun.

On the first floor, the property features two spacious double bedrooms, both of which are served by a well-appointed family bathroom. These rooms offer comfortable retreats for family members or guests, with pleasant views of the surrounding area.

Ascend to the second floor to discover the main bedroom, a true sanctuary that boasts a large dormer to the rear, wooden flooring, and an ensuite shower room. This private space offers a peaceful escape, perfect for unwinding after a long day.

The outdoor space is equally impressive, featuring a large rear garden that is perfect for families. The stone patio area provides an ideal spot for sitting and relaxing, while the lawned area is perfect for children to play. For those with a green thumb, a separate section includes raised beds, a greenhouse, and a spacious shed, making gardening a pleasure. Completing this property is a paved driveway for two vehicles, conveniently

accessed off Kniveden Lane, ensuring ample parking for residents and guests alike.

This traditional semi-detached home is a rare find, offering space, comfort, and a tranquil setting close to the amenities of the town centre. Don't miss the opportunity to make this delightful property your own!

Location

Situated on the outskirts of the market town of Leek in a well established residential area on a small cul-de-sac location.

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 hall

Tiled flooring. Stairs to the first floor accommodation. Wooden and stained glass door to the front aspect. Wall mounted radiator. Ceiling light.

Lounge

10'9" max x 14'5" in to bay (3.28 max x 4.40 in to bay)



Fitted carpet. Double glazed wooden window to the front aspect. Wall mounted radiator. Gas fire with wooden surround. Picture railing. Ceiling light.

Kitchen Diner

10'11" x 14'7" max (3.35 x 4.46 max)



Wood effect laminate flooring. A range of wall and base units with laminate work surfaces over and tiled splash back. Integrated sink and drainer unit with mixer tap above, electric oven, and gas hob.

UPVC double glazed window into conservatory. UPVC double glazed window to the side aspect. Wooden door to the side aspect. Understairs storage. Plumbing point for washing machine and dishwasher. Two ceiling lights.

Conservatory

12'0" x 9'3" max (3.68 x 2.84 max)



Tiled flooring with underfloor heating. UPVC double glazed windows to the rear and side aspects. French doors to the rear aspect. Ceiling fan and light.

First Floor Landing

Fitted carpet. UPVC double glazed windows to the front and side aspect. Two Wall mounted radiators. Wall mounted combination boiler. Ceiling light. Spotlight. Stairs to the second floor accommodation.

Bedroom Two

8'3" max x 11'10" max (2.52 max x 3.62 max)



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

Bedroom Three

10'10" max x 8'6" max (3.32 max x 2.61 max)



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

Bathroom

5'9" x 7'3" (1.77 x 2.23)



Laminate flooring. Corner bath with shower above. Pedestal wash hand basin. Low level WC. Partially tiled walls. Wall mounted radiator. Obscured UPVC double glazed window to the rear aspect. Extractor fan. Ceiling light.

Bedroom One

13'3" max x 15'9" max (4.06 max x 4.81 max)



Wooden flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear aspect. Under eaves storage. Loft access. Spotlights.

En-suite

3'1" x 6'9" (0.95 x 2.06)



Flooring. Shower cubicle with electric shower. Wall mounted wash handbasin. Low-level WC. Wall mounted radiator. Extractor fan. Spotlight. Velux skylight.

Outside



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.

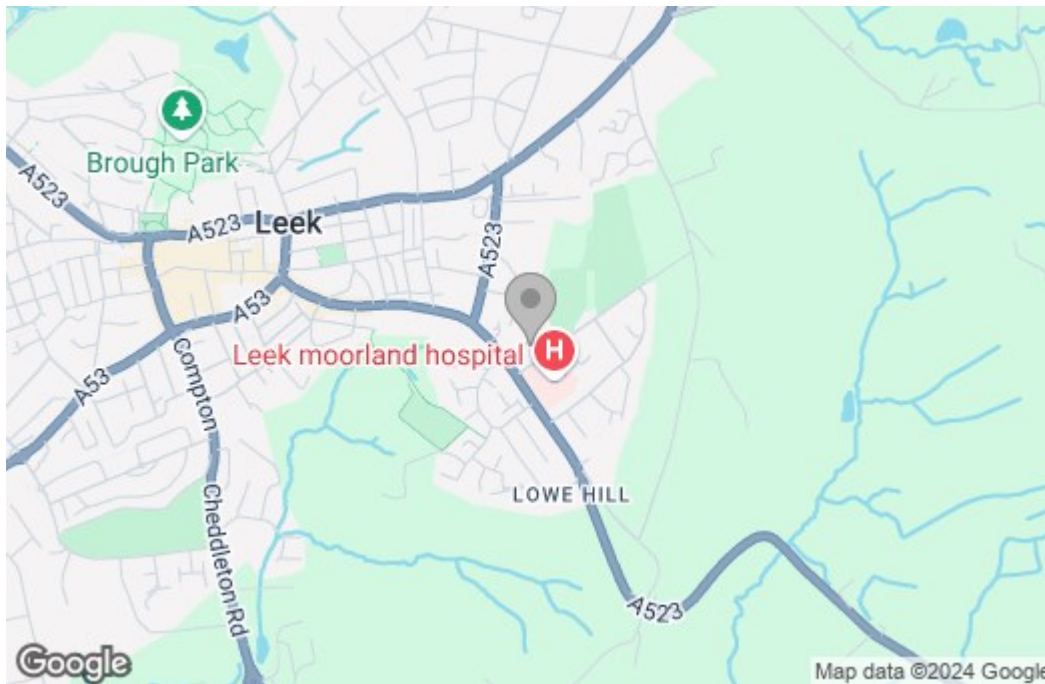
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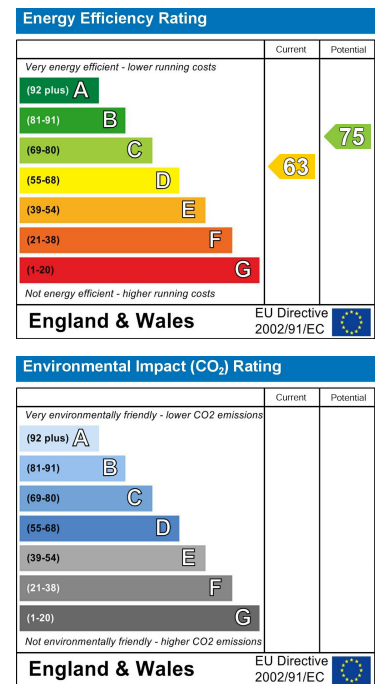
Floor Plan



Area Map



Energy Efficiency Graph



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