



77 Park Road, Leek, ST13 8JU

Asking price £475,000

'Our homes should inspire us to go out into the world to do great things and then welcome us back for refreshment.' - Melissa Michaels

This impressive detached home located on the outskirts of the town centre presents beautiful and versatile living accommodation. A stone's throw from the popular brough park, the property is ideally situated within walking distance to the town centre whilst boasting pleasant views to the front aspect.

#VersatileAccommodation #SelfContainedFlat #FourBedDetachedHome

Denise White Agents Comments

Nestled on a sought-after residential street, this beautifully presented four-bedroom detached home boasts an elevated position that offers delightful views at the front.

As you approach the property, you're greeted by a generous lawned area and a tarmac driveway which provides off-road parking for multiple vehicles, leading to an expansive integral garage.

Upon entering, a spacious and bright hallway welcomes you, setting the tone for the rest of the home. The modern kitchen features stylish shaker-style cabinets and ample cooking space, complemented by a built-in breakfast bar perfect for casual dining. The large, well-proportioned lounge is adorned with neutral tones, creating a cosy ambiance ideal for relaxation. A second reception room, with sliding doors that open onto a private balcony, offers a versatile space that can be used as a dining room or snug.

Three double bedrooms are located at the rear of the property, each enjoying a tranquil outlook over the picturesque rear garden. The largest bedroom features a separate dressing area, French doors that lead directly to the garden, and a modern ensuite bathroom for added convenience. A separate family bathroom serves the other two spacious bedrooms.

Stairs from the second reception room provide access to the lower ground floor, leading directly into the garage. Additionally, this level features a self-contained one-bedroom flat, ideal for accommodating a family member seeking independence while remaining close to home.

The sizeable rear garden is predominantly turfed, offering plenty of space for outdoor activities. A raised stone patio area provides the perfect spot for unwinding in the sunshine or enjoying al fresco dining. Steps lead through tiered borders filled with mature shrubs, enhancing the garden's charm and appeal.

This exceptional property combines modern living with ample space, making it perfect for families seeking comfort and style in a desirable location.

Location

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 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.

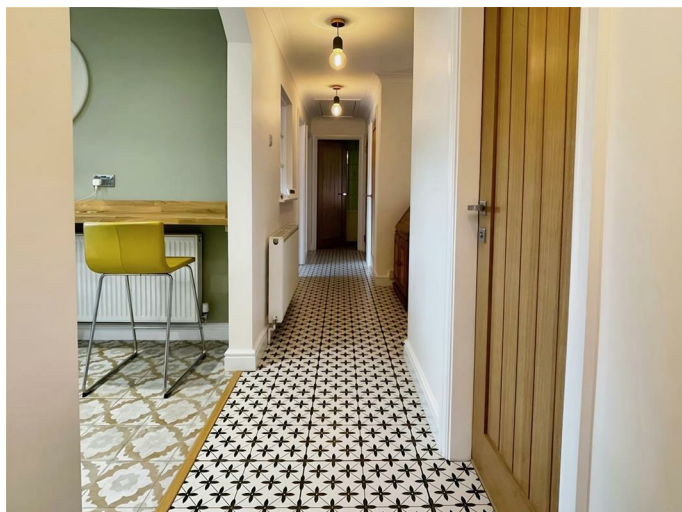
Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

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



Tiled flooring. Composite door to the side aspect. Wall mounted radiator. Two large storage cupboards. Coving. Three ceiling lights. Loft access.

Kitchen

9'6" x 16'2" (2.92 x 4.93)



Tiled flooring. A range of shaker style wall and base units with wooden work surfaces. Integrated freezer, electric oven, hob with extractor above, microwave, Belfast sink with mixer tap above. Under counter storage for washing machine and tumble dryer. UPVC double glazed window to the front aspect. Wall mounted radiator. Breakfast bar. Spotlights.

Living Room

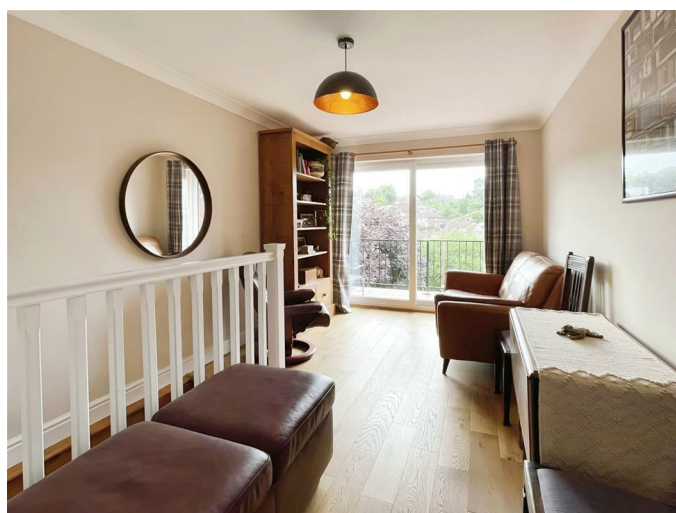
14'5" x 19'11" (4.40 x 6.09)



Engineered oak flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Tiled hearth. Four wall lights. Coving. Inset spotlights.

Snug

16'6" x 9'4" (5.05 x 2.87)



Engineered oak flooring. Wall mounted radiator. Stairs to the lower ground floor. UPVC double glazed sliding doors onto balcony. Feature window into hallway. Coving. Ceiling light.

Bedroom One

14'7" . x 10'11" (4.46. x 3.33)



Fitted carpet. Wall mounted radiator. French doors to the rear garden. Built in wardrobes. Two wall lights. Coving. Two ceiling lights

Ensuite

5'6" . x 6'9" max (1.68. x 2.07 max)



Laminate flooring. Low-level WC. Shower cubicle with electric shower. Wash handbasin with storage underneath. Wall mounted radiator. Obscured UPVC double glazed window to the side aspect. Extractor fan. Ceiling light.

Bedroom Two

13'11" x 10'10" (4.25 x 3.32)



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

Bedroom Three

11'7" x 9'7" (3.54 x 2.93)



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

Bathroom

8'1" x 5'10" (2.47 x 1.80)



Wood effect flooring. Obscured UPVC double glazed window to the side aspect. Low-level WC. Wall mounted ladder style towel rail. Wash handbasin with storage underneath. Fitted bath with partially tiled walls and shower above shower screen. Inset spotlights.

Garage

25'6" x 18'1" max (7.79 x 5.52 max)

Concrete flooring. Electric open over door to the front aspect. Four ceiling lights. Wall mounted radiator. Power.

Self contained flat

Kitchen

6'0". x 8'5" (1.83. x 2.58)



Tiled flooring. Base units with laminate worksurface above integrated stainless steel sink and drainer unit. Wall mounted radiator. Ceiling light.

Shower Room

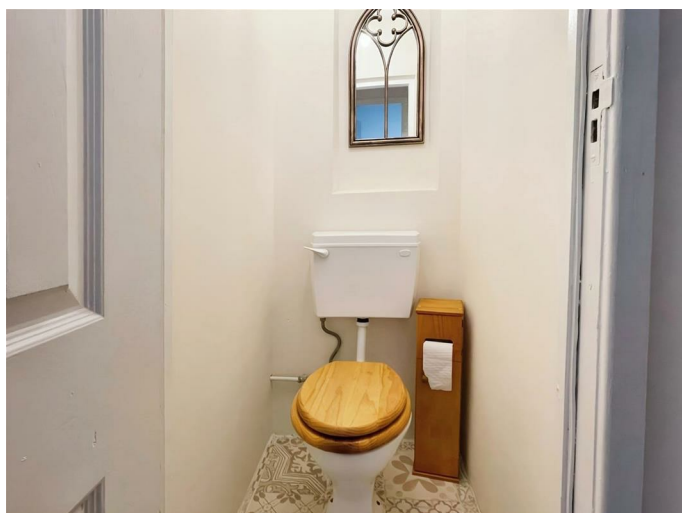
5'7" x 8'0" (1.72 x 2.46)



Continued tiled flooring. Wash handbasin with storage underneath. Shower cubicle with electric shower. Access into WC

WC

3'3" x 2'7" (1.00 x 0.81)



Tiled flooring. Low-level WC. Ceiling light.

Bedroom

13'8" x 9'3" (4.19 x 2.84)



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

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

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!



Floor Plan



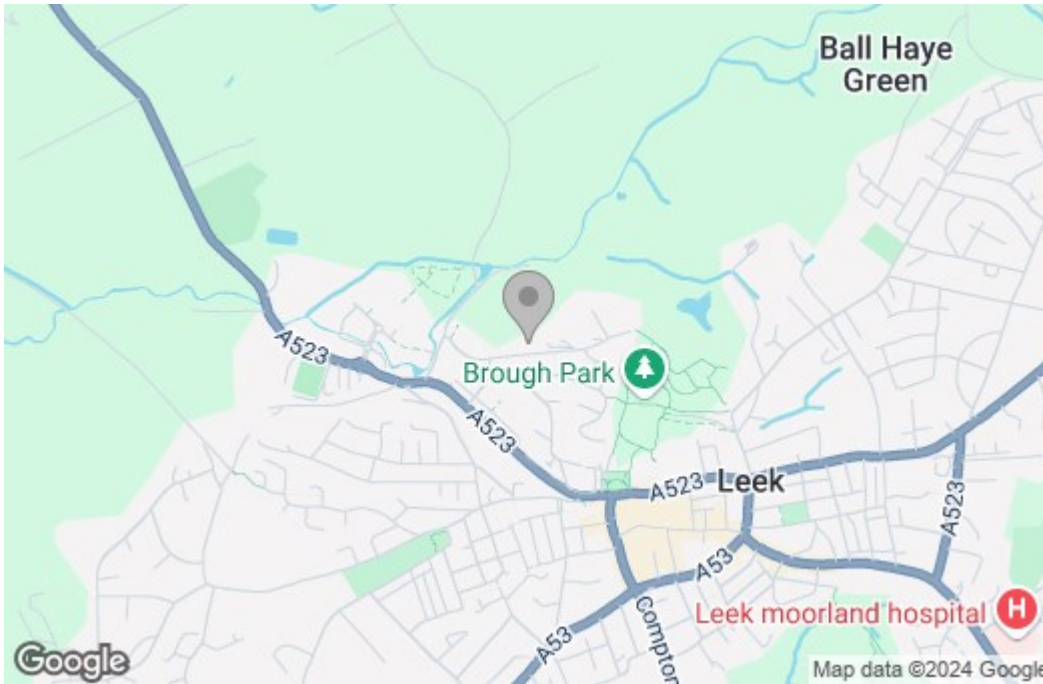
Ground Floor



Annex

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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