



## 31 Moorhouse Street, Leek, Staffordshire, ST13 5LT

Offers in the region of £130,000

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"For many of us, the home is our favourite spot on earth, our happy place, our favourite place and for children, it's the centre of their little world"

For many of us, home is a sanctuary, a place of comfort and joy. And now, this beloved home is ready for new owners. With endless possibilities to customise and design, it offers two double bedrooms, two spacious reception rooms, a well-equipped kitchen, and a large bathroom on the first floor. The highlight is the charming garden at the back, perfect for unwinding and hosting loved ones. Make this house your own and create memories that will last a lifetime.

#HomeForSale #BlankCanvas

### Denise White's Comments

This charming end of terrace property presents an exciting opportunity to purchase a beloved home that is in need of some modernisation. Boasting two double bedrooms, a spacious bathroom, two reception rooms, and a well-sized kitchen, this property is ideal for first-time buyers, couples, investors looking for a buy-to-let property, or those seeking to downsize.

Upon entering the house, you are greeted by two separate reception rooms that offer great versatility. The first reception room features a fireplace and a front-facing window, while the second room has stairs leading to the first floor, a rear-facing window, and direct access to the kitchen. Both rooms are generously proportioned and can be adapted to suit various needs. The kitchen, overlooking the garden area at the rear, adds a delightful cottage feel to the property.

Upstairs, you will find two double bedrooms, with the first benefiting from built-in wardrobes. The large bathroom offers ample space and the potential for a luxurious upgrade.

Outside, the rear of the property features a courtyard area and steps leading to a garden, providing an ideal space to relax and tend to plants and shrubs. There is also an old summer house that could be replaced, creating a delightful outdoor haven perfect for enjoying the garden. The location of the property is also a significant advantage. Situated within walking distance of the town centre of the historic town of Leek, renowned for its independent shops, cafes, and pubs, it offers convenience and easy access to public transport links and local amenities.

This charming property has been cherished by its current owners for many years. With its unique features and potential for personalisation, it is ready to embark on its next chapter. Whether you are a first-time buyer or an experienced investor, this property holds tremendous potential and could be the perfect home for you.

### Dining Room

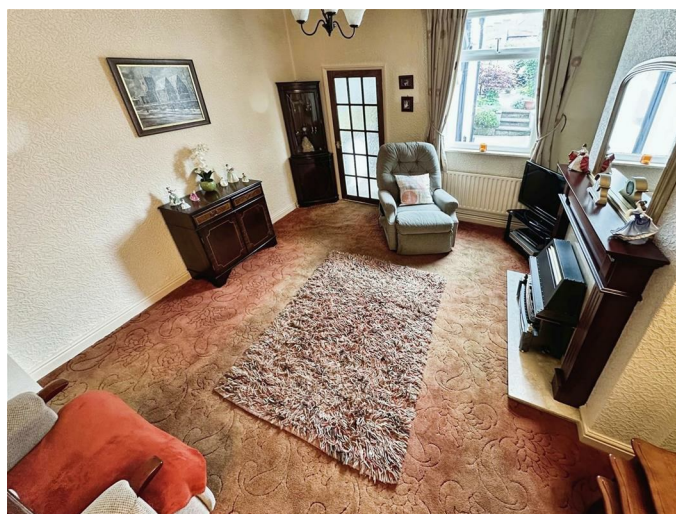
11'93 x 10'94 (3.35m x 3.05m)



Fitted carpet radiator, uPVC double glazed window to the front aspect, living flame gas fire and fire surround, access into the lounge.

### Lounge

12'02 x 15'10 (3.71m x 4.83m)



Gas fire with fire surround, stairs off to the first floor accommodation, uPVC double glazed window to the rear aspect, radiator, fitted carpet, access into the kitchen.

## Kitchen

16'92 x 5'56 (4.88m x 1.52m)



A range of wall and base units with work surfaces over, sink unit with drainer, tiled flooring, space for white goods, uPVC double glazed windows to the rear and side aspects, uPVC door leading outside.

## First Floor Accommodation

Landing space leads to the bedrooms and bathroom. Radiator, fitted carpet, loft access.

## Bedroom One

11'01 x 12'18 (3.38m x 3.66m )



Fitted carpet, two fitted double wardrobes with overhead storage space, dressing table, exposed beam effect ceiling, radiator, uPVC double glazed window to the front aspect.

## Bedroom Two

12'08 x 9'02 (3.86m x 2.79m )



Fitted carpet, radiator, uPVC double glazed window to the rear aspect, storage cupboard over the stairs, overhead storage space.

## Bathroom

12'55 x 5'60 (3.66m x 1.52m)



Fitted with a shower cubicle, bath, pedestal wash hand basin, radiator, uPVC double glazed window to the side aspect, part tiled walls, fitted carpet.

## Outside



To the rear there is a courtyard area which can house a table and chairs to sit out. Steps lead up to the rear garden area which is ideal for pottering, tending to plants and shrubs whilst a perfect place to sit out in the warmer months. There is an old summer house which would be perfect to replace with a modern version - providing additional space for a workshop/studio or potting shed.

## Location

Located a stones throw from the town centre of Leek.

The market town of 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.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

## Please Note.....

lease 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 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.

### **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 help with a MORTGAGE ?**

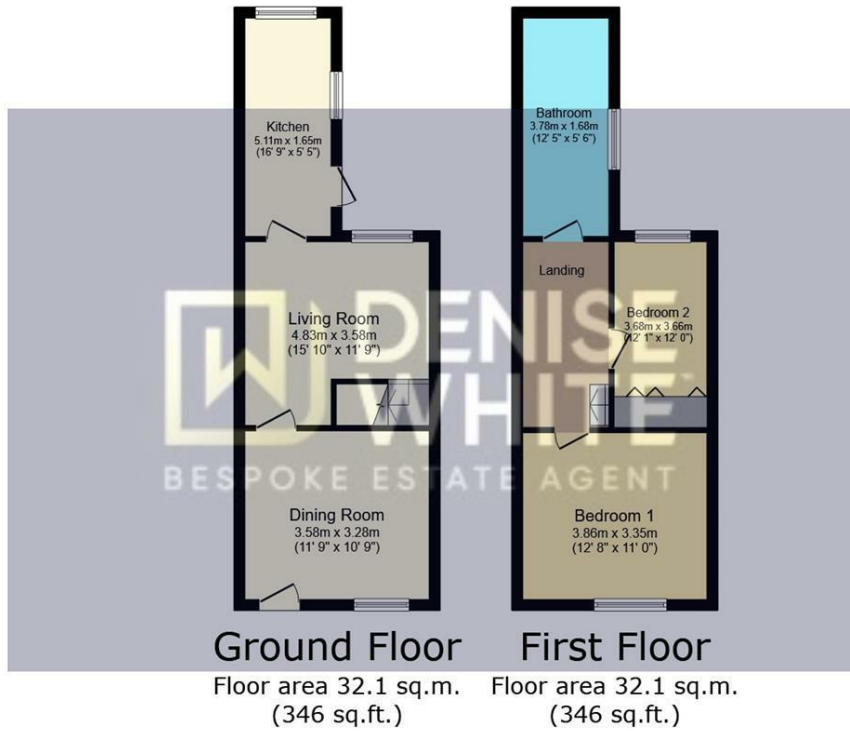
Speak to us, we'd be more than happy to point you

in the direction of a reputable adviser who works closely with ourselves.

### **How much will your SOLICITORS costs be ?**

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

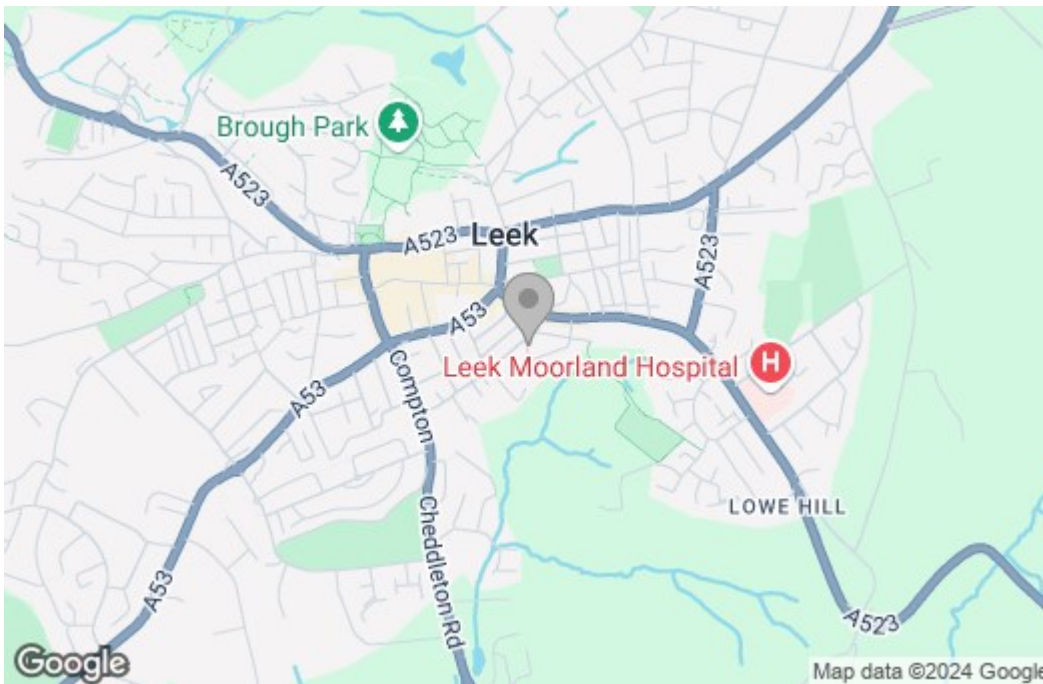


TOTAL: 64.3 sq.m. (692 sq.ft.)

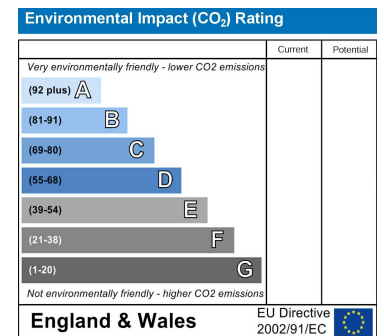
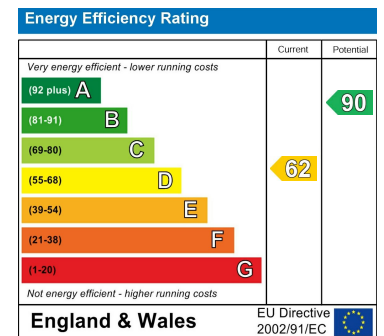
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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