



10 Nightingale Gardens, Leek, Staffordshire, ST13 6QW

Offers in the region of £230,000

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An opportunity to acquire a well presented three bedroom semi detached property on the outskirts of Leek. With spacious, neutrally decorated living accommodation, this property is perfect for growing families looking to be close to local amenities and open green spaces.

#FamilyHome #ThreeBedrooms #OpenGreenSpaces

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

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Denise White Estate Agent's Comments

Situated in a popular residential area within the charming market town of Leek, this thoughtfully designed three-bedroom semi-detached property offers spacious accommodation, perfect for modern family living. With wider doorways and an accessible stairwell, this home is well-equipped to accommodate wheelchair access on the ground floor, with the potential to install a stair lift for added convenience.

As you enter, you are welcomed into a good sized entrance hall and a bright and airy living room that seamlessly flows into a contemporary kitchen diner. The kitchen is fitted with a range of modern-style units and integrated appliances, making it a delightful space for cooking and dining. Access to the rear garden is conveniently located off the kitchen, enhancing the indoor-outdoor living experience. The ground floor also features a practical utility room and a downstairs WC, adding to the property's functionality.

Venturing upstairs, you will find three well-proportioned bedrooms, each neutrally decorated to create a warm and inviting atmosphere. The main bedroom boasts a selection of built-in storage solutions and an ensuite shower room, providing a private retreat. Completing the first-floor layout is a well-appointed family bathroom, ideal for family needs.

The loft has been converted to offer additional space which is panelled and carpeted, perfect for additional storage.

Externally, the property features a paved driveway that accommodates parking for two vehicles. The spacious rear garden is initially paved for easy maintenance, with a raised decking area perfect for outdoor relaxation and entertaining. Beyond this, a generously sized turfed area provides an enclosed space for children to play safely.

This modern home combines practicality with style, making it an ideal choice for families seeking comfort and convenience in the heart of Leek.

Location

Situated on the outskirts of Leek within a small cul-de-sac development, close to local amenities, schools and some lovely countryside walks.

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.

Entrance Porch

Fitted carpet. Composite door to the front aspect. Wall mounted radiator. Access into living room. Stairs to the first floor accommodation. Ceiling Light.

Living Room

14'4" max x 13'5" max (4.38 max x 4.09 max)



Laminate Flooring. UPVC double glazed bay style window to the front aspect. Understairs storage cupboard. Wall mounted radiator. Ceiling Light

Kitchen Diner

12'9" x 11'8" (3.89 x 3.56)

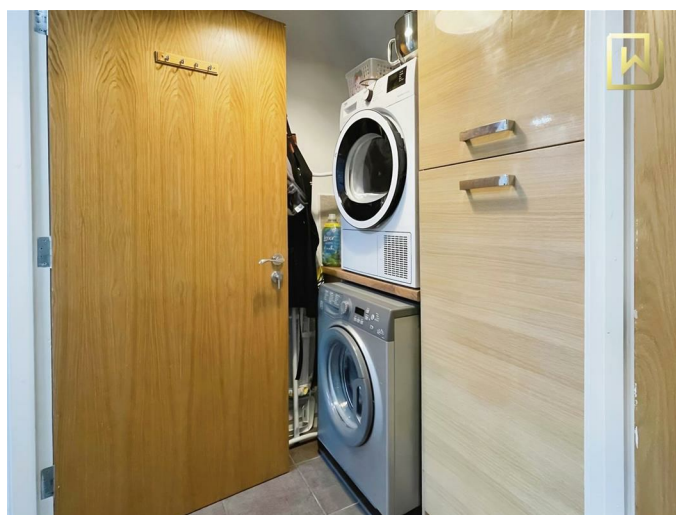


Tiled flooring. A range of wall and base units with work surfaces above. Integrated stainless steel sink

and drainer unit, electric oven with electric hob and extractor fan above. Space for American style fridge freezer. Wall mounted combination boiler. UPVC double glazed window and door to the rear aspect. Wall mounted radiator. Access into Utility. Inset Spotlights.

Utility

4'10" x 5'7" (1.49 x 1.72)



Continued tiled flooring. Wall and base units with work surface above. Space for washing machine and tumble dryer. Ceiling light. Access into downstairs WC.

Downstairs WC

5'8" x 4'9" (1.73 x 1.47)



Laminate flooring. Low level WC. Wash hand basin with storage underneath. Wall mounted radiator. Obscured UPVC double glazed window to the rear aspect. Extractor fan. Ceiling light.

First Floor Landing

Fitted carpet. Storage cupboard. Loft Access. Ceiling light.

Bedroom One

10'9" max x 14'10" max (3.30 max x 4.53 max)



Fitted carpet. UPVC double glazed window to the front aspect. Wall mounted radiator. Built in vanity unit with storage cupboards and drawers. Ceiling light.

En-suite

5'7" x 5'2" (1.72 x 1.60)



Laminate flooring. Low level WC. Pedestal wash hand basin. Ladder style towel rail. Shower cubicle with electric shower. Inset spotlights. Extractor fan.

Bedroom Two

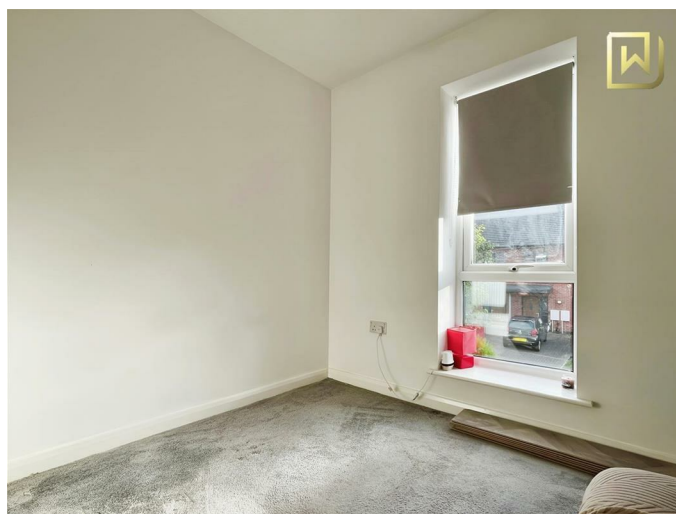
10'10" x 10'2" (3.31 x 3.12)



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

Bedroom Three

7'10" x 8'1" (2.39 x 2.48)



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

Bathroom

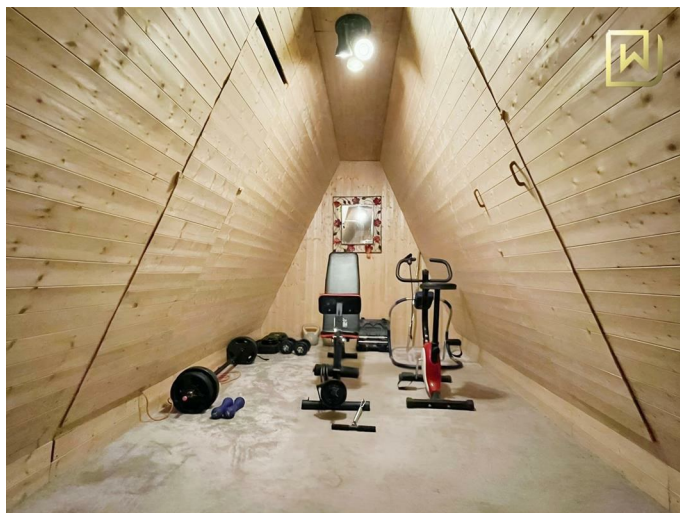
6'5" x 6'9" (1.98 x 2.06)



Laminate flooring. Low level WC. Obscured UPVC double glazed window to the rear aspect. Wash hand basin with storage underneath. Fitted bath with shower attachment above and glass shower screen. Ladder style towel rail. Extractor fan. Inset spotlights.

Loft Room

7'9" max x 17'4" max (2.38 max x 5.29 max)



Fitted carpet. Panelled walls. Ceiling light.

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



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and 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 advise.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured 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?

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.

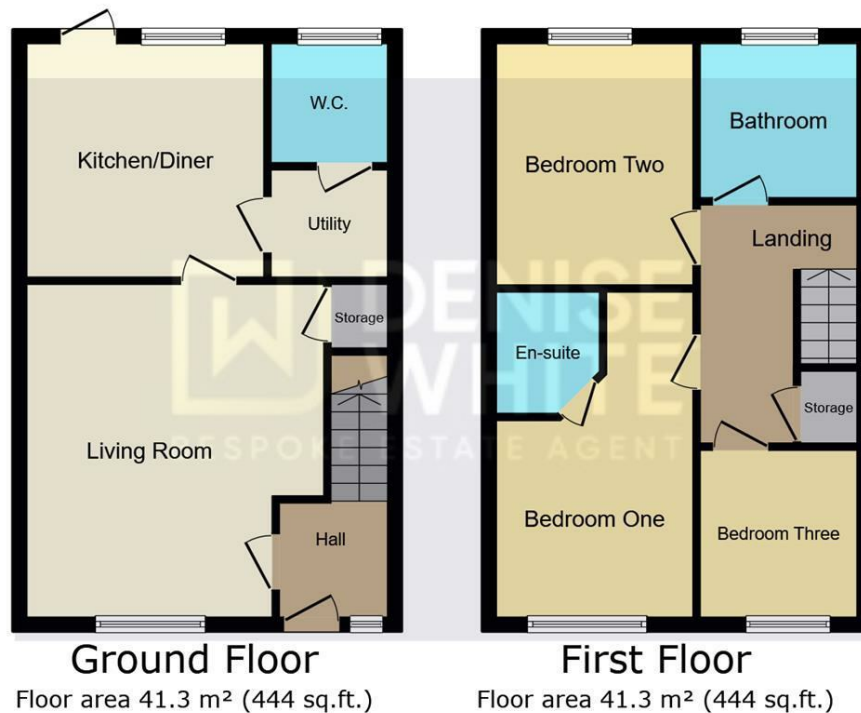
You Need A Solicitor!

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

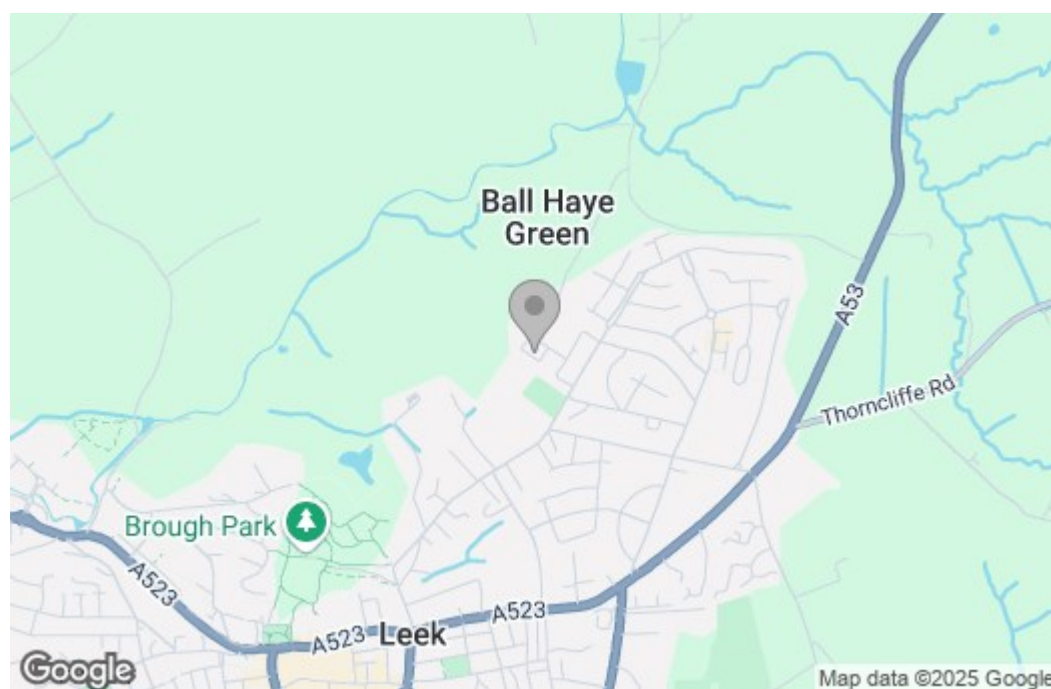


TOTAL: 82.6 m² (889 sq.ft.)

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

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		83	94

England & Wales


EU Directive
2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p>Not environmentally friendly - higher CO₂ emissions</p>			

England & Wales

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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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