



49 Spring Gardens, Leek, Staffordshire, ST13 8DD

Asking price £330,000

Unexpectedly Back On The Market Due To Chain Break!

'Elegance is a beauty that never fades.' - Audrey Hepburn

This immaculate end townhouse showcases stunning original features enhanced further with maximalist interiors. With versatile accommodation across three floors and off road parking on the outskirts of the town centre, this property is the perfect fit for expanding families looking to be within walking distance of a wide range of local amenities.

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

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Denise White Estate Agents Comments

Situated on a sought-after street in the popular west end of town, this exquisite end townhouse beautifully marries traditional elegance with contemporary comfort.

Step inside to be greeted by a spacious tiled hallway adorned with intricate cornicing, setting the tone for the rest of the home. The front living room features a bay window framed by bespoke shutters that offer both privacy and a touch of sophistication. At the rear, the open-plan kitchen diner is a sun-soaked haven, enhanced by large windows that flood the space with natural light. The inviting ambiance is further complemented by a cosy gas fire, perfect for those cooler evenings. The kitchen itself is a stunning focal point, showcasing bold navy blue shaker-style cabinets paired with light worktops and splashback—a timeless and stylish combination. An added convenience is the rear porch, which cleverly conceals storage for both a tumble dryer and boiler, along with a handy downstairs WC.

Ascending to the first floor, you'll discover the main bedroom, complete with ample built-in wardrobe space and a chic ensuite shower room for added privacy. There are two additional bedrooms on this level—a neutrally decorated double and a well-proportioned single—are perfect for family or guests. The single bedroom also features loft space above, ideal for a home office or a quirky retreat for older children. These rooms are serviced by a well-appointed bathroom with modern fixtures.

The second floor opens up to a generous landing, offering enough space for a play area or the potential for a galleried landing. This level also includes a fourth double bedroom, which benefits from practical under-eaves storage.

Externally, the property is fore courted at the front, presenting a warm welcome. The enclosed low-maintenance yard at the rear is perfect for outdoor relaxation, while beyond lies convenient parking facilities and a detached garage.

This stunning townhouse not only provides ample space and modern amenities but also maintains the charm of traditional features, making it an ideal family home in a desirable location.

Location

Situated in the West End of Leek within the most popular Westwood Schools catchment area and within walking distance of the schools and town centre. With views over Westwood recreation ground, with a fenced childrens play area.

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



Tiled flooring. Wooden door into entrance hall.

Entrance Hall



Minton tile flooring. Wall mounted radiator. Stairs to the first floor accommodation. Two ceiling lights. Cornice detail. Coving.

Living Room

18'7" max x 14'2"ax (5.67 max x 4.33max)



Fitted carpet. Wall mounted radiator. Built-in storage to alcove. UPVC double glazed bay window to the front aspect. UPVC double glazed window to the side aspect. Dado railing. Ceiling light.

Dining Area

14'3" max x 12'3" max (4.36 max x 3.75 max)



Tiled flooring. Log burner with brick surround and stone hearth. UPVC double glazed windows to the side and rear aspect. Ceiling light.

Kitchen

12'1" x 9'4" (3.69 x 2.85)



Tiled flooring. Integrated storage cabinets with laminate work surfaces above. Integrated dish washer and washing machine. Gas hob. UPVC double glazed window to the side aspect. Ceiling light.

Rear Porch



Continued tiled flooring. Folding door cupboard housing boiler and tumble dryer. Stable door to the rear aspect.

WC

3'10" x 3'9" (1.17 x 1.16)



Tiled flooring. WC. Vanity wash hand basin. Obscured window the rear aspect. Spotlight.

First Floor Landing



Fitted carpet. Wall mounted radiator. Stairs to the second floor accommodation. Two ceiling lights.

Bedroom One

15'4" max x 17'4" max (4.68 max x 5.30 max)



Fitted carpet. Two large built-in wardrobes. UPVC double glazed bay window to the front aspect. UPVC double glazed window to the side aspect. Door leading to ensuite bathroom. Ceiling light.

En suite

4'1" x 5'4" (1.26 x 1.64)



Tiled flooring. Shower cubicle. Integrated storage cabinet. Wall mounted ladder style towel rail. Ceiling light.

Bedroom Three

8'7" x 11'6" (2.64 x 3.52)



Fitted carpet. Double glazed window to the side aspect. Ceiling light.

Bathroom

6'3" x 6'0" (1.91 x 1.84)



Tiled flooring. Vanity unit with counter top sink. WC. Fitted bath with shower above and glass shower screen. Obscured Wooden window to the side aspect. Ceiling light.

Bedroom Four

9'3" x 9'4" (2.82 x 2.86)



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

Loft Room

10'3" max x 4'11" max (3.14 max x 1.51 max)



Fitted carpet. Built-in storage unit. UPVC double glazed skylight window. Spotlights.

Second Floor Landing

10'6" max x 10'9" max (3.21 max x 3.29 max)



Fitted carpet. Under eaves storage. Wall mounted radiator. UPVC double glazed skylight window.

Bedroom Two

17'5" max x 9'3" max (5.32 max x 2.84 max)



Fitted carpet. Wall mounted radiator. Under eaves storage. UPVC double glazed skylight window. Ceiling light.

Garage

15'7" x 8'10" (4.75 x 2.70)



Up and over door. Door to the side aspect.

Outside

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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 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 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.

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.

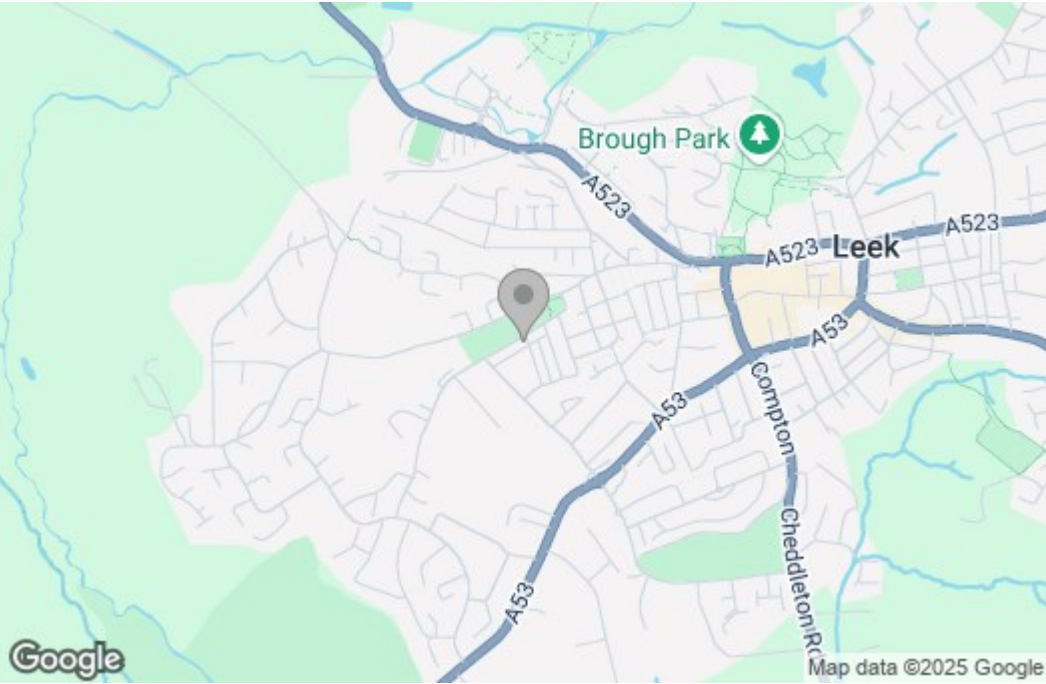
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

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.

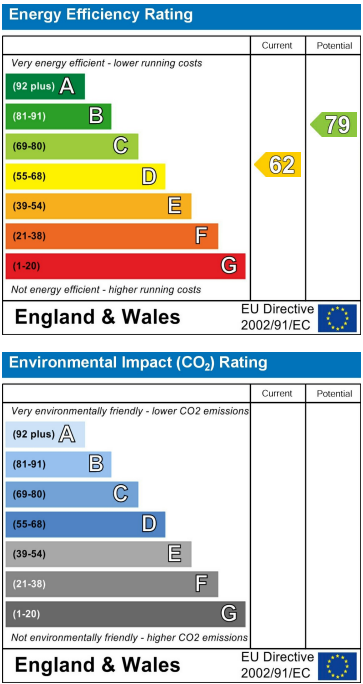
Floor Plan



Area Map



Energy Efficiency Graph



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