



9 Westminster Road, Leek, Staffordshire, ST13 6NZ

Offers in the region of £159,950

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"Where value meets opportunity, this affordable Three Bedroom Semi is your gateway to endless possibilities"

This three-bedroom semi-detached house includes a detached garage. The property requires general modernisation, presenting an opportunity for development. It is a suitable option for first-time buyers as well as those seeking a buy-to-let investment.

#FirstTimeBuy #Investors #Potential

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

****Opportunity to Purchase a Three-Bedroom Semi-Detached House****

This three-bedroom semi-detached property is located on a popular and established residential street. The home requires some modernisation to meet contemporary standards but has significant potential to be developed into a lovely family residence.

It is an ideal option for first-time buyers or buy-to-let investors. The accommodation includes a good-sized lounge, a kitchen, a ground-floor bathroom, and three bedrooms. The property also features gardens to the front and side, as well as a detached garage at the rear with gated access.

The sale is offered with no chain involved.

Location

Location - Located on a well established residential street, with some of the most beautiful Staffordshire Moorlands Countryside just around the corner!

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.

Living Room

18'1" x 9'11" max (5.52 x 3.03 max)



Wall mounted radiator. Electric fire. UPVC double glazed window to the front aspect. UPVC double glazed window to the rear aspect. Ceiling light.

Kitchen

10'3" x 8'0" (3.13 x 2.45)



Wooden style flooring. Range of wall and base units. UPVC double glazed window to the rear aspect.. Boiler. Ceiling light.

Bathroom

6'2" x 7'3" max (1.89 x 2.23 max)



Tiled flooring. WC. Wash hand basin with fitted storage. Heated towel rail. Bath with shower attachment. Obscured UPVC window. Ceiling light.

First Floor Accommodation

Bedroom One

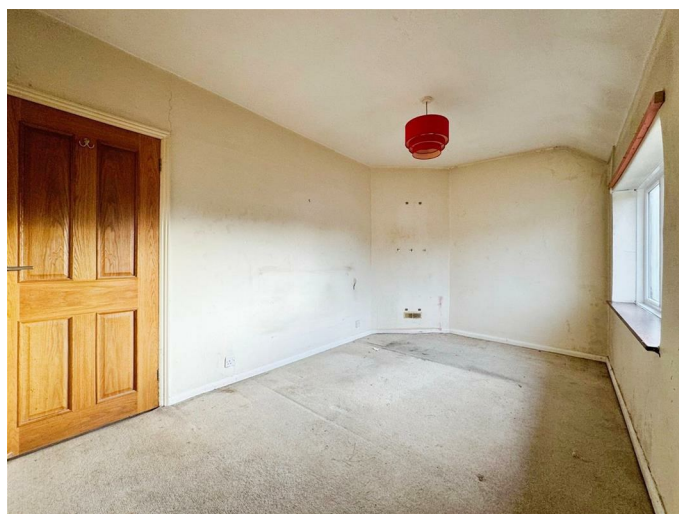
9'6" x 10'9" (2.92 x 3.29)



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

Bedroom Two

14'0" x 8'4" (4.27 x 2.56)



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

Bedroom Three

11'8" x 6'5" (3.57 x 1.97)



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

Agents Notes

Freehold

All main services connected

Council Tax 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 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.

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.

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.

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 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.

Floor Plan



Ground Floor

Floor area 43.3 m² (466 sq.ft.)

First Floor

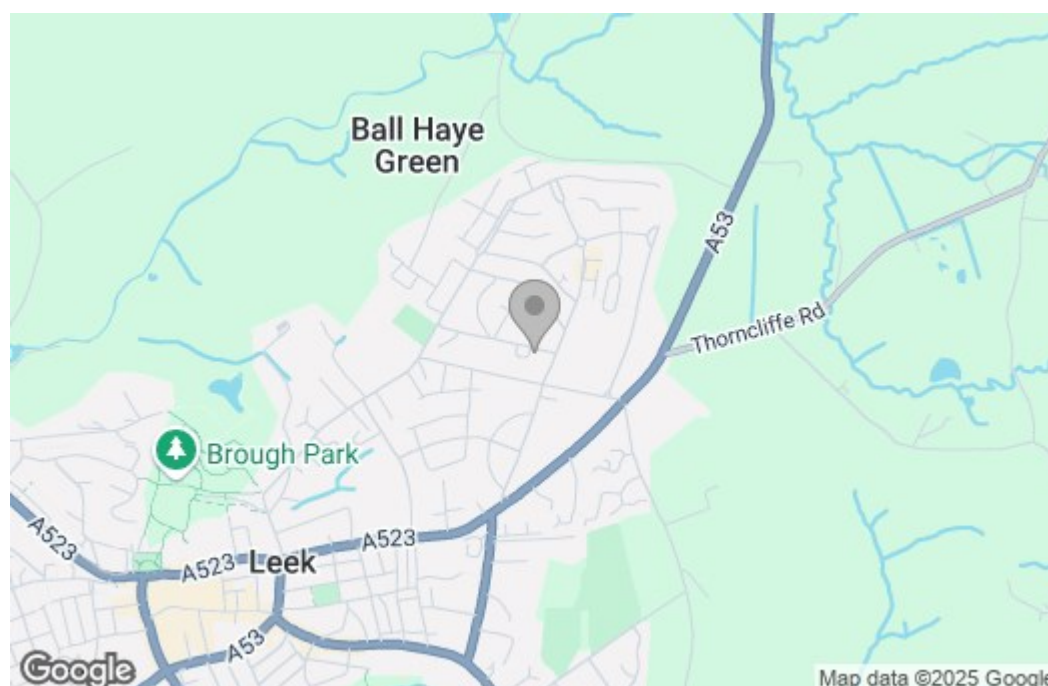
Floor area 43.3 m² (466 sq.ft.)

TOTAL: 86.7 m² (933 sq.ft.)

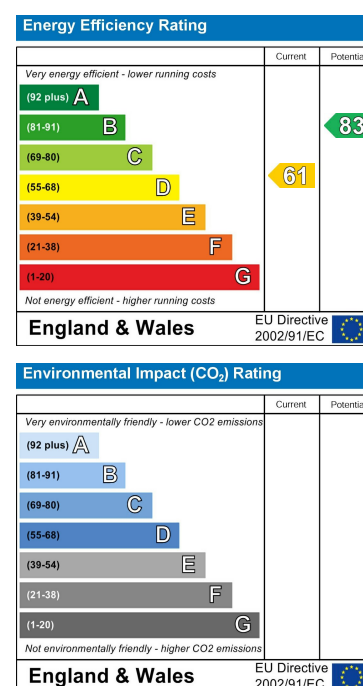
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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