



11 Hawksworth Close, Leek, Staffordshire, ST13 8HH

Offers in the region of £235,000

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"Love begins at home"

Step into a world where love can truly begin at home. This three-bedroom linked detached family residence is the ideal home for those seeking a place to create lasting memories. Nestled in a cul-de-sac, this home is conveniently located near local schools and amenities, making it perfect for families. With plenty of potential to extend, thanks to its desirable corner plot, this property offers endless possibilities for you to personalise and grow. (Subject to any planning permissions.)

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

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Denise White Agents Comments

Located on a spacious corner plot in a small cul-de-sac, this three-bedroom link-detached house is ideal for families.

The property has been well-maintained by the current owners and offers a blank canvas for modern living, with potential for extension (subject to planning consents).

The internal layout includes an entrance hall, a spacious lounge, a fitted kitchen, a utility room, a ground floor cloakroom, three bedrooms on the first floor, and a family bathroom.

Additional features include off-road parking, an integral garage, and gardens that provide ample space for outdoor activities and the possibility for future expansion, pending planning approvals.

The property benefits from double glazing and a gas central heating system. There is no onward chain, allowing for a potentially quicker completion.

Situated conveniently for access to the market town of Leek, this home is also within the catchment area for some of the town's top schools and sixth form colleges, making it an appealing choice for families seeking a convenient 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 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

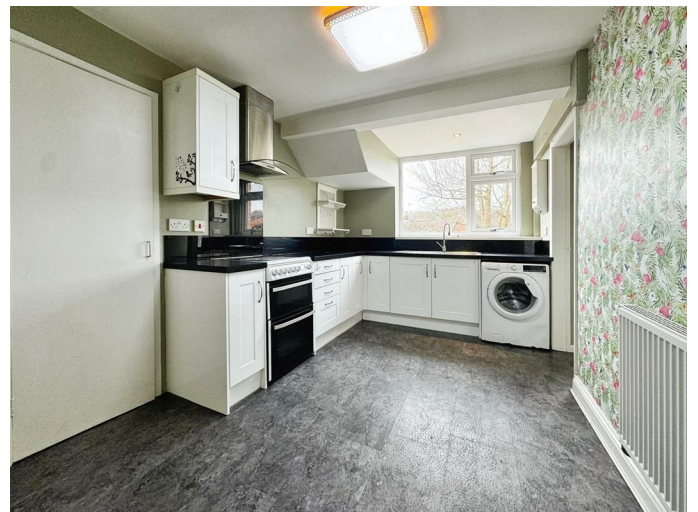
traditional Staffordshire oatcake.

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.

Kitchen

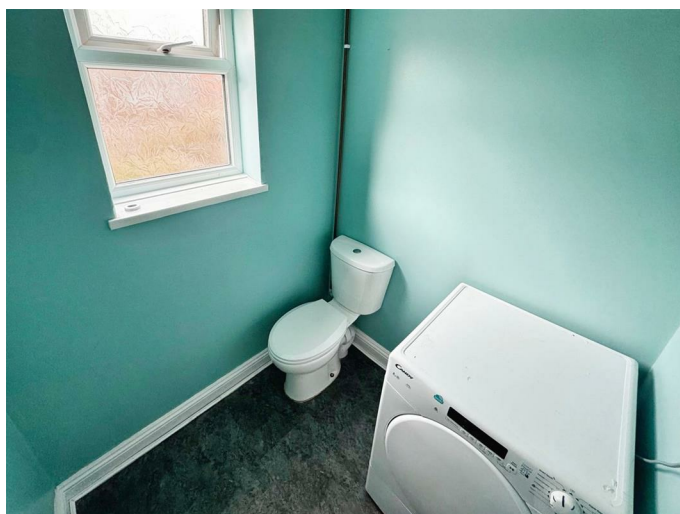
14'7" x 8'5" (4.47 x 2.59)



Wall mounted radiator. Range of wall and base units. Plumbing for washing machine. Stainless steel sink. UPVC double glazed window to the rear aspect. Door Access to storage cupboard. Ceiling light.

WC

5'7" x 5'0" (1.71 x 1.54)



Wooden flooring. WC. Plumbing for washing machine. UPVC double glazed window to the rear aspect. Ceiling light.

Living Room

14'4" x 17'10" max (4.37 x 5.45 max)



Wooden style flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Sliding Patio doors leading to garden. Wall lights. Stairs leading to first floor accommodation.

First Floor Landing

Fitted Carpet. UPVC double glazed window to the rear aspect. Loft access. Access to first floor accommodation.

Bedroom One

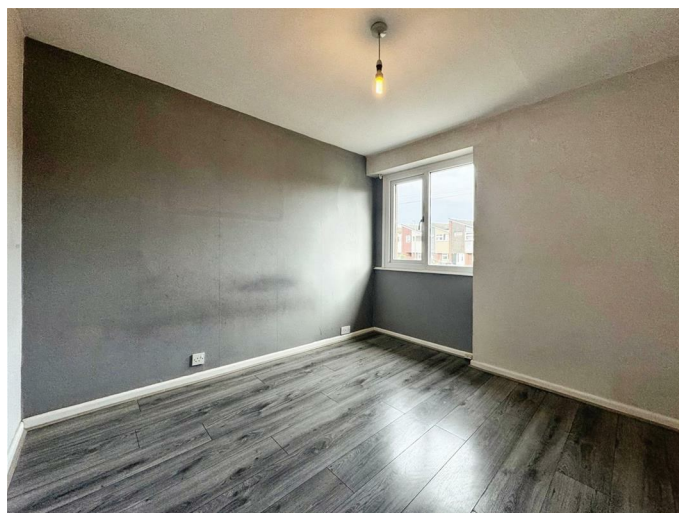
10'0" x 11'2" (3.06 x 3.42)



Wooden style flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Built in wardrobe's. Ceiling light. Boiler.

Bedroom Two

9'8" x 10'1" (2.95 x 3.09)



Wooden style flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Built in wardrobe's. Ceiling light.

Bedroom Three

8'1" x 7'10" (2.48 x 2.41)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Built in wardrobe's. Ceiling light.

Bathroom

7'4" x 5'8" (2.25 x 1.75)



WC. Wash hand basin. Bathtub with shower attachment. Obscured UPVC double glazed window. Ceiling light.

Garden



A good size garden that is perfect for families or even opens up the possibility to extend the accommodation if needed. There is a good size patio and lawned area. The garden does expand round to the side of the house too. There is off road parking and a garage.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

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.

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 time comes, you're ready to go.

Property 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.

Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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.

Floor Plan

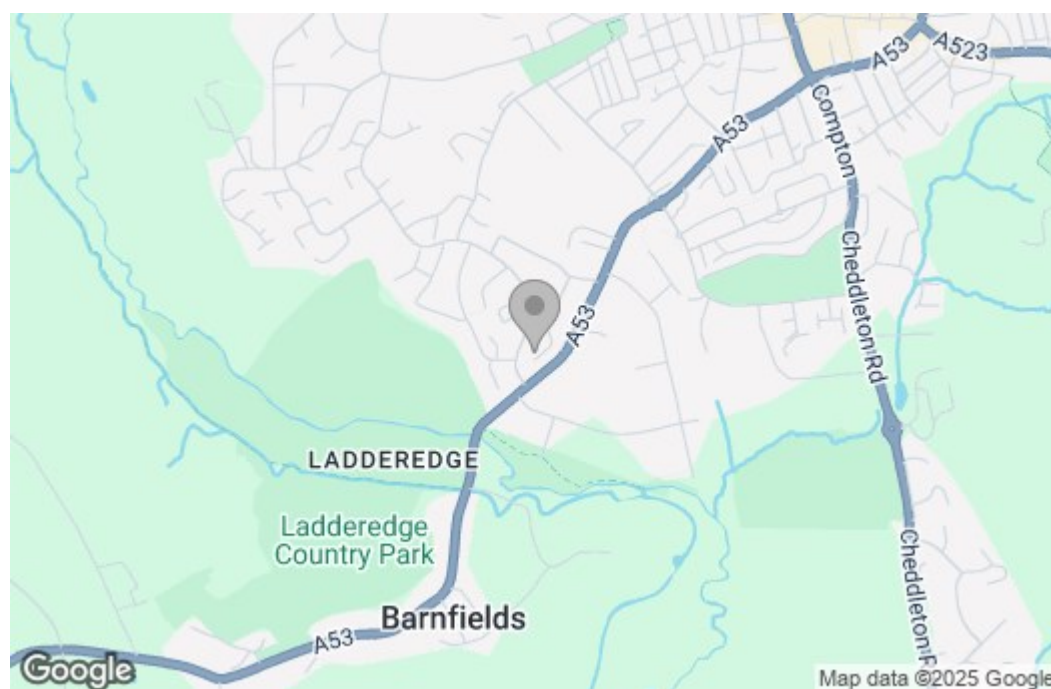


TOTAL: 98.7 m² (1,062 sq.ft.)


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>		54	81
<p>England & Wales</p>		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</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 environmentally friendly - higher CO₂ emissions</i></p>			

England & Wales

EU Directive
2002/91/EC



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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