



## **68 Sandon Street, Leek, Staffordshire, ST13 5QR**

**Offers in excess of £200,000**

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

"Some people look for a beautiful place, others make a place beautiful." - Hazrat Khan

Discover the potential of this two bedroom detached bungalow, nestled in a well established residential neighbourhood, close to the town centre of Leek. With off-road parking and generous gardens, this property offers the perfect canvas for crafting your dream home.

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

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## Denise White Agent Comments



This detached bungalow presents an excellent opportunity to acquire a genuine bungalow situated on a generously sized plot within a well-established residential area, conveniently located within walking distance of Leek's town centre. Although the property requires some modernisation, it provides a fantastic opportunity to create a home customised to your personal preferences.

Internally, the bungalow comprises an entrance hall, a kitchen that opens into a dining area, a useful rear hall/utility space, a spacious living room, two well-proportioned bedrooms, and a bathroom.

Accessed via a shared driveway, the property includes off-road parking and a garage at the rear. The plot is substantial, featuring gardens at both the front and rear.

This is a well-sized bungalow with significant potential, offered for sale with no onward chain.

## Location



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.

### Entrance Hallway

Tiled flooring. Wall mounted radiator. Ceiling light.

### Living Room

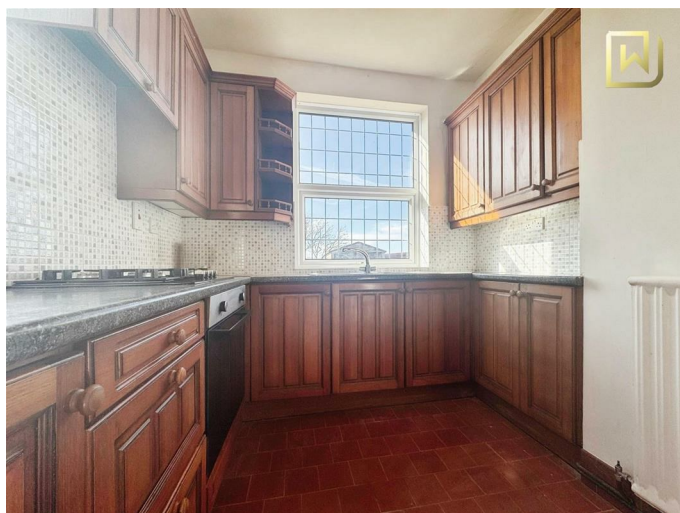
14'7" x 11'11" (4.47 x 3.64)



Wooden style flooring. Wall mounted radiators. UPVC double glazed bay window to the front aspect. Wall lights. Ceiling light.

### Kitchen

8'3" x 12'10" max (2.54 x 3.93 max )



Tiled flooring. Wall mounted radiator. Range of wall and base units. UPVC double glaze windows to the rear and side aspect. Integrated Lamona oven. Bosch gas hob. Stainless steel drainer style sink unit. Open Plan access to dining room. Open Plan access to rear porch. Ceiling light.

### Dining Room

10'11" x 12'3" max (3.34 x 3.74 max)



Tiled flooring. Wall mounted radiator. UPVC double glazed window to the side aspect. Gas fire with tiled surround and tiled hearth. Ceiling light. Open Plan access into kitchen.

### Utility

Tiled flooring. UPVC double glazed window to the side aspect. Access to outside. Access to Boiler. Ceiling light.

### Bedroom One

11'8" x 11'11" (3.56 x 3.65)



Wooden style flooring. Wall mounted radiator. UPVC double glazed windows to the front aspect. Ceiling light.



## Bedroom Two

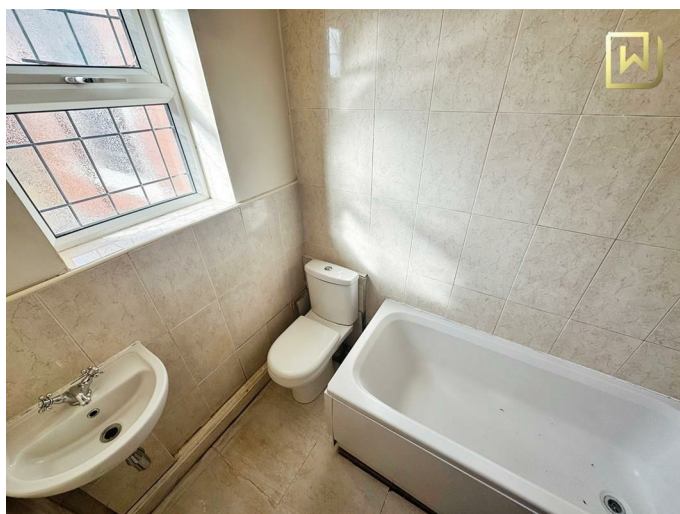
11'9" x 10'5" (3.60 x 3.20 )



Wooden style flooring. Wall mounted radiator. UPVC double glazed sliding doors with access to the garden. Ceiling light.

## Bathroom

5'1" x 7'8" max (1.55 x 2.34 max)



Tile design flooring. WC. Wash handbasin. Bath with shower attachment. Obscured UPVC window. Loft access. Ceiling light.

## Outside



The property is situated on a generously sized plot, featuring gardens at both the front and rear. Access to the rear of the property is via a shared driveway, which provides off-road parking options.

## Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band - C

Please note the red shaded area displays the shared access

## 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.

### 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.

### You Need A Solicitor!

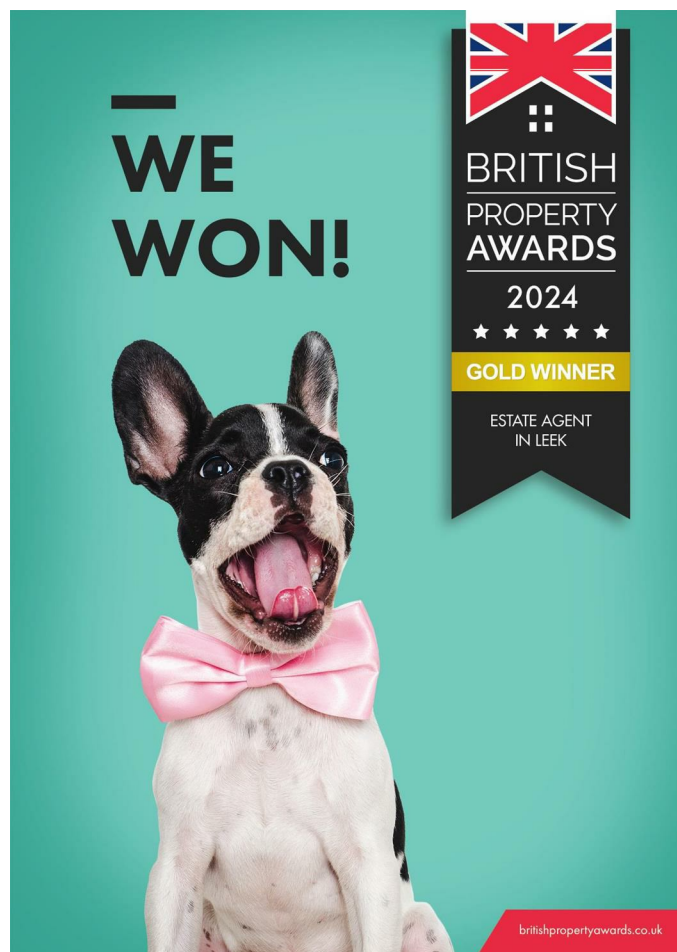
A good conveyancing solicitor can make or break your moving experience – we're happy to

recommend or get a quote for you, so that when the times comes, you're ready to go.

### 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.

### 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



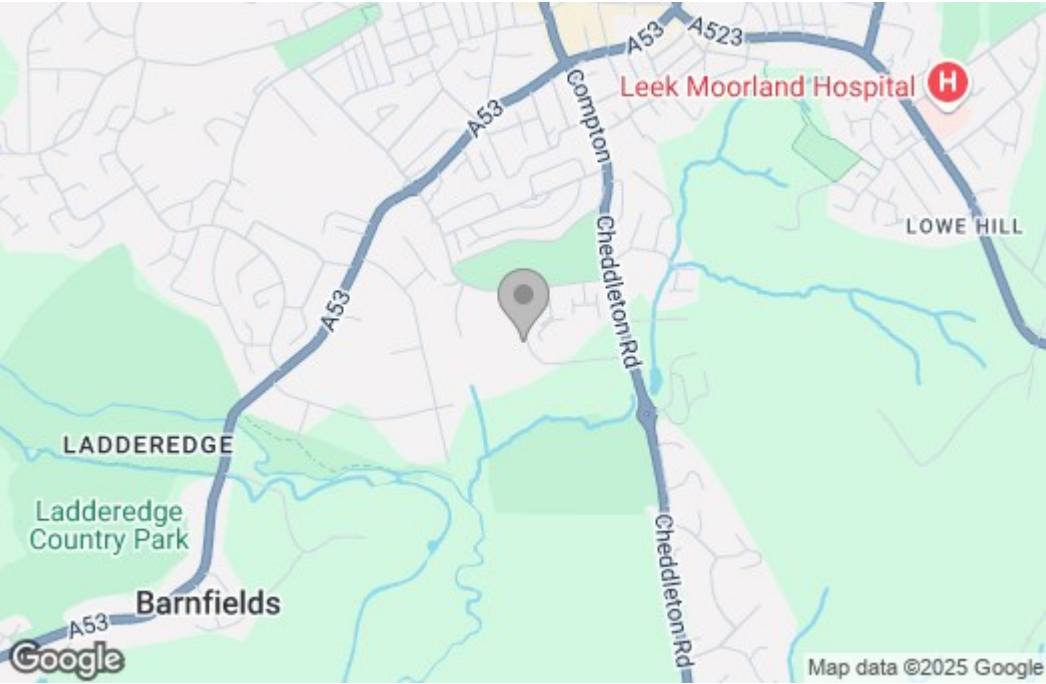
Floor Plan  
Floor area 77.9 m<sup>2</sup> (839 sq.ft.)

TOTAL: 77.9 m<sup>2</sup> (839 sq.ft.)

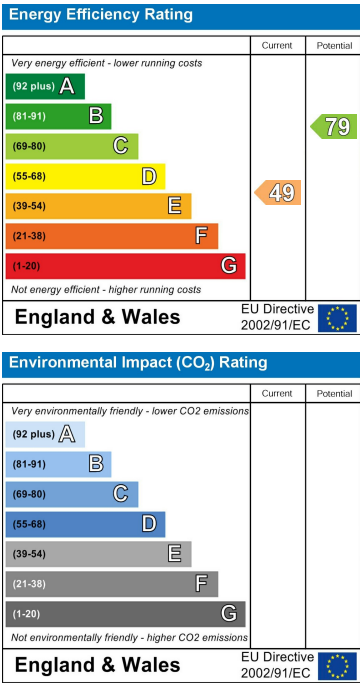
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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 firms employment has the authority to make or give any representation or warranty in respect of the property.