



## 16 Tulip Way, Leekbrook, Staffordshire, ST13 7AX

**Offers in the region of £235,000**

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

"It's always great to come home"

Enjoy the luxury of your own space in this well presented three-bedroom townhouse! This spacious three-story living space features parking, a single garage, and an enclosed rear garden, perfect for relaxation or play. Neutrally decorated throughout, it offers a fantastic opportunity for you to add your personal touch. Ideal for first-time buyers, young families, or those looking to downsize. Don't miss out on this gem.

#TownhouseLiving #FamilyHome #HomeSweetHome

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

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## Denise White Estate Agents Comments



We are pleased to present an exceptional opportunity to acquire a well presented and spacious three-bedroom townhouse, ideally situated in the tranquil and sought-after residential area of Leekbrook, just on the outskirts of the charming market town of Leek. This property is neutrally decorated throughout, making it an excellent choice for first-time buyers, young families, or those looking to downsize.

The accommodation briefly comprises an entrance hall, a convenient ground floor WC, and a modern kitchen featuring a range of fitted units. The generously sized lounge benefits from French doors that lead to the rear garden, enhancing the space with natural light and a seamless connection to outdoor living.

On the first floor, you will find two well-proportioned bedrooms and a family bathroom. The second floor hosts the main bedroom, complete with an ensuite bathroom and a practical dressing room, providing a private retreat.

Externally, the property boasts a low-maintenance rear garden, perfect for relaxation and leisure. Additionally, to the left side of the property, there is a private driveway capable of accommodating two vehicles, leading to a single garage for added convenience.

This townhouse represents a fantastic opportunity

to enjoy comfortable living in a desirable location. We invite you to explore the potential this property has to offer.

### Location

The market town of 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 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 Hall



Composite door to the front aspect. Radiator. Stairs off to the first floor. Ceiling light. Doors leading into: –

## WC

Fitted with a white low-level WC and pedestal wash hand basin. Radiator. Ceiling light.

## Kitchen

10'2" x 6'11" (3.11 x 2.13)



Fitted with a modern range of units incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances including a dishwasher, washing machine, single electric oven, hob with extractor over, and fridge freezer. uPVC window to the front aspect. Radiator. Ceiling lights.

## Lounge

14'5" x 17'8" (4.41 x 5.39)



UPVC window and French doors leading to the rear garden. Radiators. Ceiling light. Large understairs storage cupboard.

## Landing

Carpet. Ceiling light. Stairs off to the second floor. Doors leading into: –

## Bathroom

6'8" x 6'2" (2.05 x 1.89)

Fitted with a white bathroom suite comprising of panelled bath with shower over, low-level WC and pedestal hand basin.

## Bedroom Two

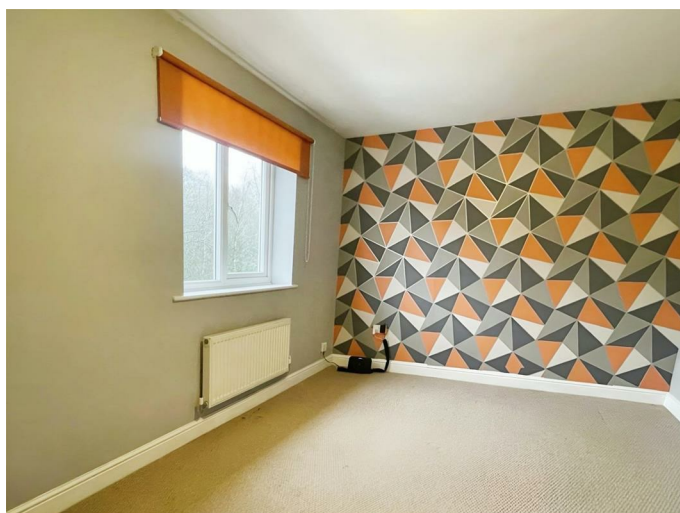
14'6" x 9'10" (4.42 x 3.00)



Carpet. Radiator. Two uPVC windows to the rear aspect. Ceiling light.

### Bedroom Three

10'0" max x 14'5" (3.05 max x 4.41)



Carpet. Radiator. uPVC windows to the front aspect. Ceiling light.

### Second Floor Landing

Carpet. Ceiling light. Door leading into: –

### Main Bedroom

14'0" x 10'9" (4.28 x 3.29)



Carpets. Radiators. uPVC window to the front aspect. Storage cupboard. Opening into: –

### Dressing Room

6'7" x 5'8" (2.02 x 1.73)



Carpet. Radiator. Velux window to the rear aspect. Ceiling light. Door leading into: –

### En-suite Bathroom

7'6" x 5'8" (2.29 x 1.73)



Fitted with a suite comprising of a shower cubicle, low-level WC and pedestal wash and basin. Velux window to the rear aspect.



## Outside



To the rear of the property there is a private and enclosed low maintenance garden. Situated to the left hand side of the property is a private driveway large enough for two cars which leads to a single garage.

### Council Tax Band

Staffordshire Moorlands Council – Band C

### Agents Notes

All main services connected.

Freehold

## 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 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.

### **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.

### **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 tenants are advised to inspect the property themselves.

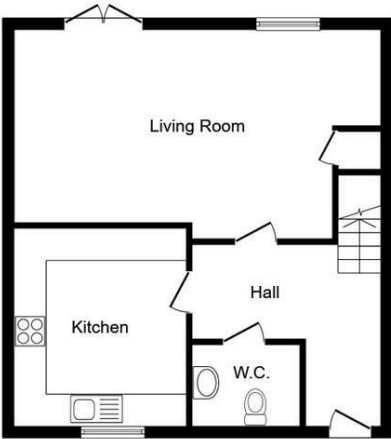
### **You Need A Solicitor !**

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.

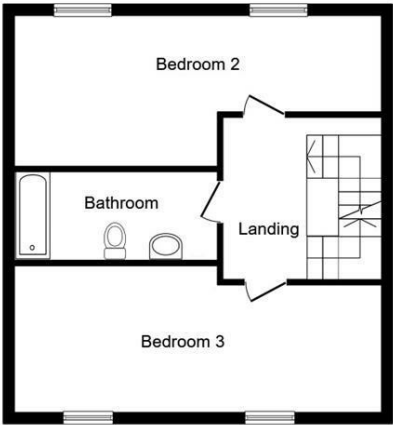
### **House to Let or Sell?**

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.

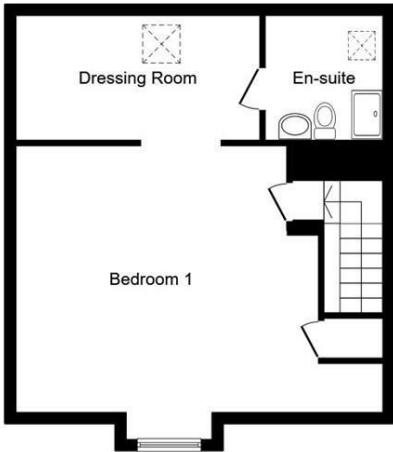
Floor Plan



Ground Floor  
Floor area 50.5 sq.m. (543 sq.ft.)



First Floor  
Floor area 50.5 sq.m. (544 sq.ft.)



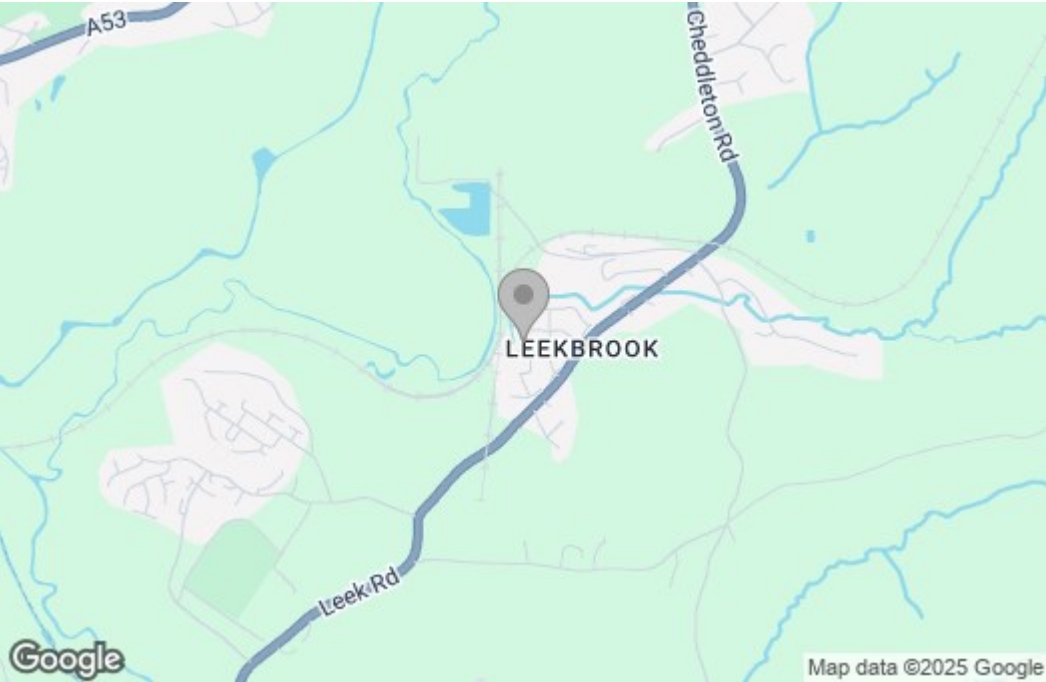
Second Floor  
Floor area 51.3 sq.m. (552 sq.ft.)

Total floor area: 152.3 sq.m. (1,639 sq.ft.)

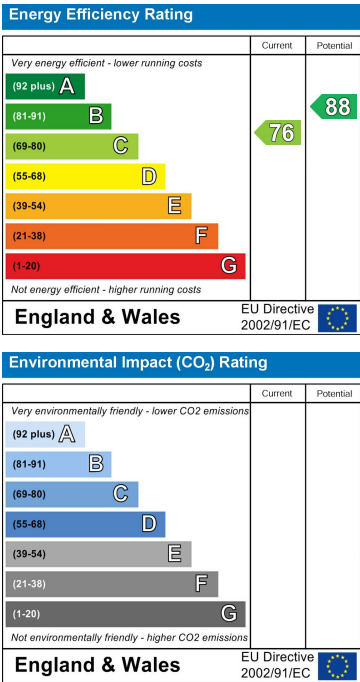
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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