



**9 Wetenhall Drive, Leek, Staffordshire, ST13 8HU**

**Offers in the region of £300,000**

'Some people look for a beautiful place, others make a place beautiful.' – Hazrat Inayat Khan

This spacious link detached property situated in the West end of town offers a fantastic opportunity for those in search of creating a beautiful long term home. In need of modernisation throughout, the versatile layout presents an exciting project for buyers with a vision. Don't miss the chance to transform this well-positioned home into something truly special.

### Denise White Estate Agent Comments

Positioned in a desirable residential area in the west end of town, this spacious link-detached property offers an exciting opportunity for those looking to create their ideal family home. Originally a three-bedroom layout, the property has been reconfigured to provide two generous double bedrooms but could easily be converted back to three bedrooms if desired.

Requiring updating throughout, the home holds fantastic potential and boasts a generous plot with a large rear garden backing onto school playing fields – ideal for families. A detached garage adds further practicality and storage.

The accommodation comprises an entrance porch, hallway, downstairs WC, kitchen, and a spacious lounge diner with doors opening onto the rear garden. There is also an integral single garage offering conversion potential (subject to the necessary permissions). Upstairs, there are two large double bedrooms and a family bathroom.

Offered with no onward chain, this is a rare chance to secure a home with space, flexibility, and scope to add value in one of the Leek's most sought-after locations.

### 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 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.

### Entrance Hallway

Tiled flooring. Access to WC. Wall mounted radiator. Access to living dining area. Access to kitchen. Ceiling light.

### Kitchen

13'8" x 11'2" max (4.19 x 3.42 max )



Tiled flooring. Wall mounted radiator. Sink unit. Plumbing for washing machine. Space for fridge. Boiler. UPVC double glazed window to the rear aspect. Access to garage. Inset spotlights.



## WC

4'3" x 4'1" max (1.32 x 1.25 max )



Tiled flooring. Wall mounted radiator. WC. Vanity style wash handbasin. Obscured window. Ceiling light.

## Garage

22'9" x 7'1" max (6.95 x 2.16 max )

Partially tiled flooring. Up and over garage door. Double doors leading to outside. Access to kitchen. Ceiling lights.

## Living Room

17'10" x 14'4" max (5.44 x 4.38 max )



Wooden design flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Fireplace. Sliding doors leading to garden. Stairs leading to first floor accommodation. Ceiling light.

## First Floor Landing

Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Access to airing cupboard. Loft access. Ceiling light.

## Bedroom One

18'0" x 11'11" max (5.49 x 3.65 max )



Fitted carpet. Wall mounted radiator. UPVC double glazed windows to the front and rear aspect. Fitted wardrobes. Ceiling lights.

## Bedroom Two

9'0" x 11'8" max (2.76 x 3.56 max )



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

## Bathroom

7'1" x 5'4" max (2.18 x 1.64 max )



Fitted carpet. Wall mounted radiator. WC. Pedestal styled wash handbasin. Bath tub. Obscured UPVC double glazed window to the rear aspect. Ceiling light.

## Outside



Externally, the property boasts front and rear gardens with a driveway to the front which provides off road parking and leads to an integral single garage. To the rear the property backs onto the school playing fields and boasts a well maintained enclosed garden which is largely turfed with mature borders and hedgerow. A paved patio area can be accessed from the lounge diner and French doors from the rear garage. There is also a sizeable detached garage to the rear of the garden.

## 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.

## 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.

### **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

### **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.

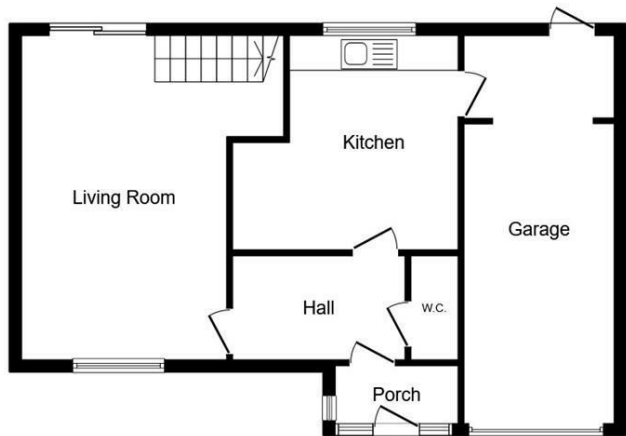
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the 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

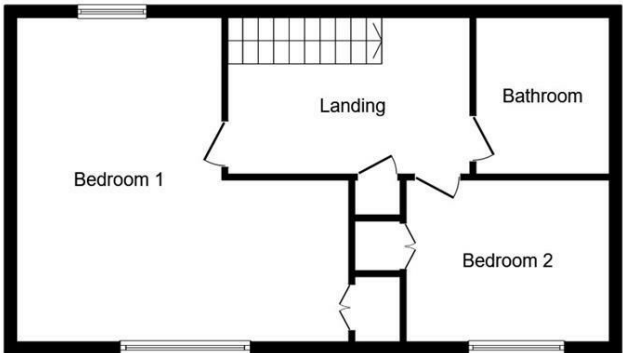
missed calls, and, crucially, their expertise in the local marketing area.

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



Ground Floor

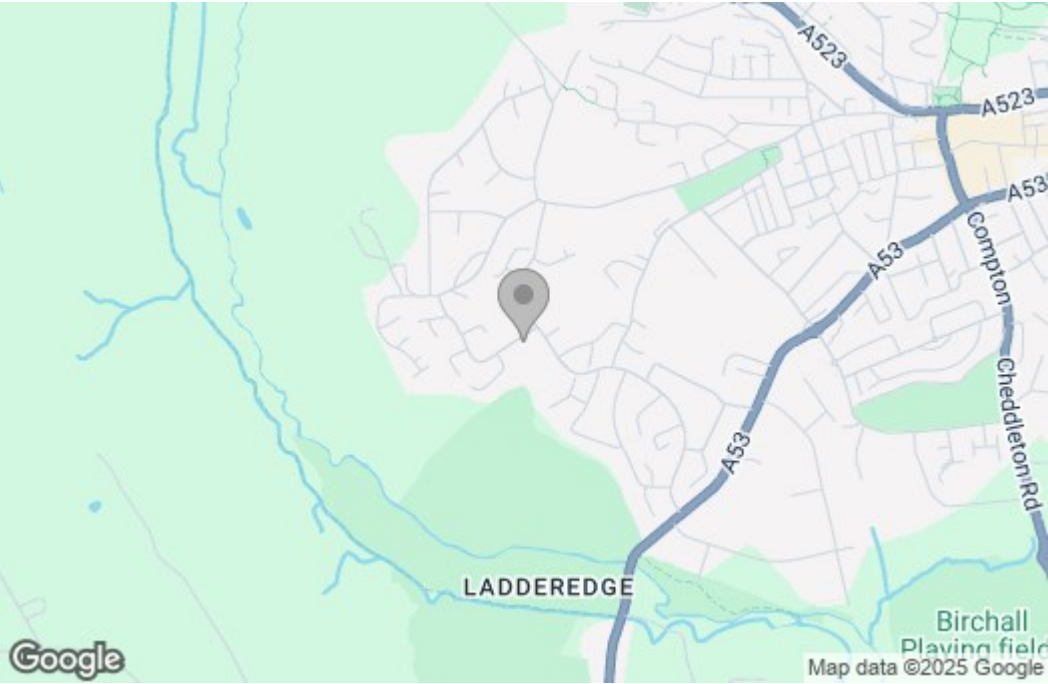


First Floor

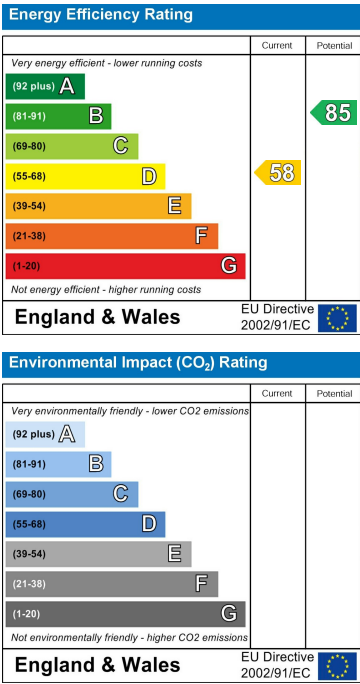


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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