



38 Wardle Crescent, Leek, ST13 5PW

Offers in the region of £195,000

A beautifully presented three bedroom semi-detached home located on the outskirts of the popular town centre. Situated in a peaceful residential area, this impressive home provides comfortable family living with a range of local amenities a short walk away. Featuring an open plan kitchen diner, double sided log burner, and French doors onto the rear garden, early viewing is highly recommended to fully appreciate all it has to offer.

Denise White Estate Agents Comments

Situated on the outskirts of the town centre, this delightful three-bedroom semi-detached home occupies an elevated position, offering a charming outlook and a sense of privacy. Immaculately presented inside and out, the property boasts attractive gardens to both the front and rear, making it a perfect choice for families, couples, or those simply looking for a home with character and space.

Inside, the heart of the home is the spacious open-plan kitchen/diner, designed with both style and functionality in mind. A bay window to the front and French doors to the rear flood the space with natural light, while a built-in breakfast bar and generous cooking and dining areas make it ideal for entertaining. A double-sided log burner provides a cosy focal point, serving both the dining space and the separate living room, which also enjoys French doors opening onto the rear garden.

A practical utility room is accessed via the kitchen, offering ample storage along with a convenient downstairs shower room and access to both the front and rear of the property.

Upstairs, you'll find three well-proportioned bedrooms – two spacious doubles and a comfortable single. The two larger bedrooms are positioned at the rear of the home and enjoy a peaceful view over the garden. A stylish and contemporary family bathroom serves all three bedrooms.

Externally, the front garden is partially paved and turfed to create a welcoming seating area with pleasant views across the town. To the rear, a tiered garden features mature shrubs and shared steps leading to a raised patio area with a sizable shed – perfect for storage or hobbies.

This is a home that blends modern comforts with charm and practicality.

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 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

Wooden style flooring. Wall mounted radiator. Access into living room. Access into kitchen diner. Stair to first floor accommodation. Obscured UPVC double glazed window. Ceiling light.

Living Room

13'8" x 11'3" (4.19 x 3.43)



Wooden style flooring. Wall mounted radiator. Open fireplace with double sided log burner. French doors to rear aspect. Ceiling light.

Kitchen Diner

11'7" x 18'9" (3.55 x 5.74)



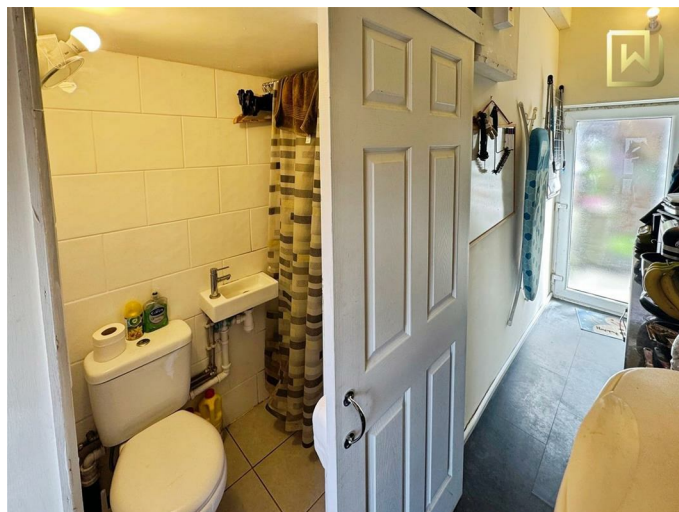
Tiled flooring. Wall mounted radiator. Open fireplace with double sided log burner. Range of wall and base units. Integrated oven. Drainer style sink unit. UPVC double glazed window to the front aspect. Open Plan into dining area. Wooden flooring. French doors to the rear aspect. Ceiling light. Inset spotlights.

Utility

Tiled flooring. Access to shower room. Door to the front aspect. Door to the rear aspect. Plumbing for washing machine. Space for fridge freezer. Access to kitchen. Wall light.

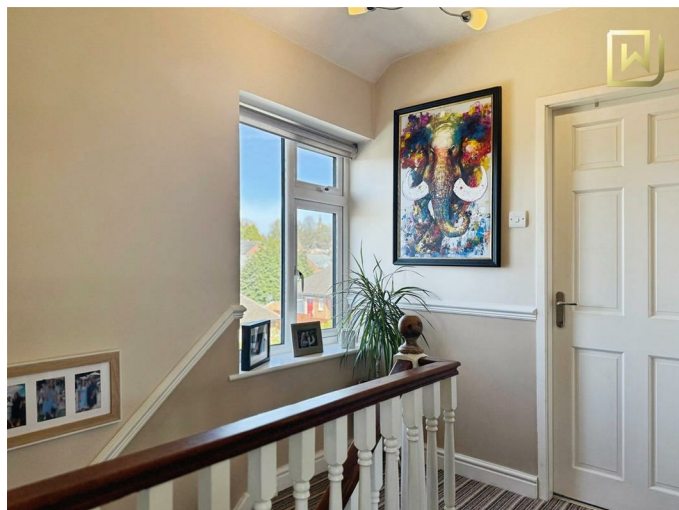
Shower Room

3'5" x 5'3" max (1.05 x 1.62 max)



Tiled flooring. WC. Vanity style wash handbasin. Shower attachment.

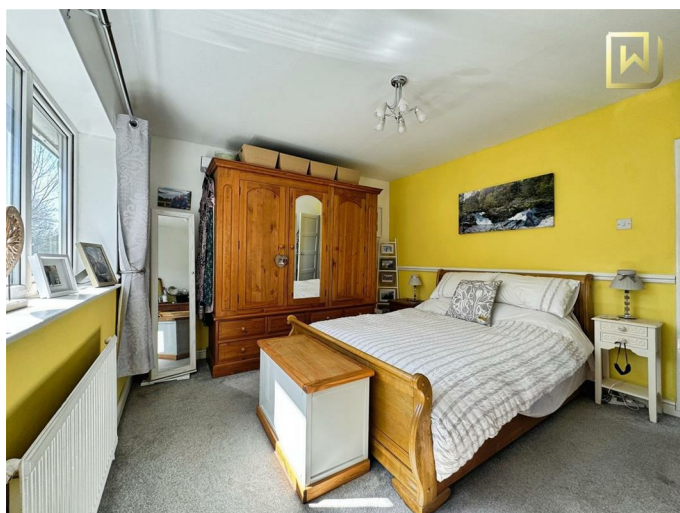
First Floor Landing



Fitted carpet. UPVC double glazed window to the front aspect. Ceiling light. Loft access.

Bedroom One

12'11" x 11'3" (3.96 x 3.45)



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

Bedroom Two

10'0" x 9'11" min (3.07 x 3.03 min)



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

Bedroom Three

9'7" x 7'1" (2.94 x 2.18)



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

Bathroom

6'4" x 5'5" (1.94 x 1.66)



Tiled flooring. WC. Wash handbasin. Fitted bath with shower attachment. Obscured UPVC double glazed window to the side aspect. Boiler access. Inset spotlights.

Storage Outbuilding

5'7" x 6'5" (1.72 x 1.97)

Outside



To the front of the property, there is a useful storage outbuilding perfect for storing a bike or tools. Steps lead to the front of the home with a raised front garden which is partially turfed and paved creating a lovely outdoor seating area.

To the rear of the property is an enclosed garden which is initially paved with tiers beyond featuring mature shrubs. Shared steps lead to a separate turfed level currently utilised as another private seating area and housing a good sized shed.

Shed

7'4" x 9'4" (2.25 x 2.85)



Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands 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



"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.

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.

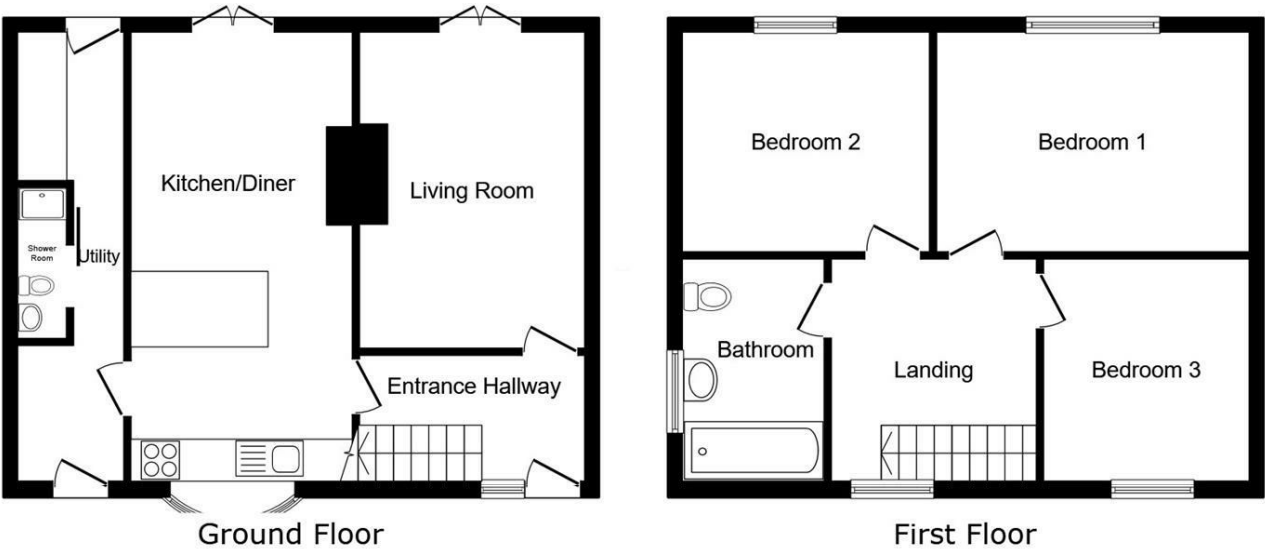
You Need A Solicitor!

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 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.

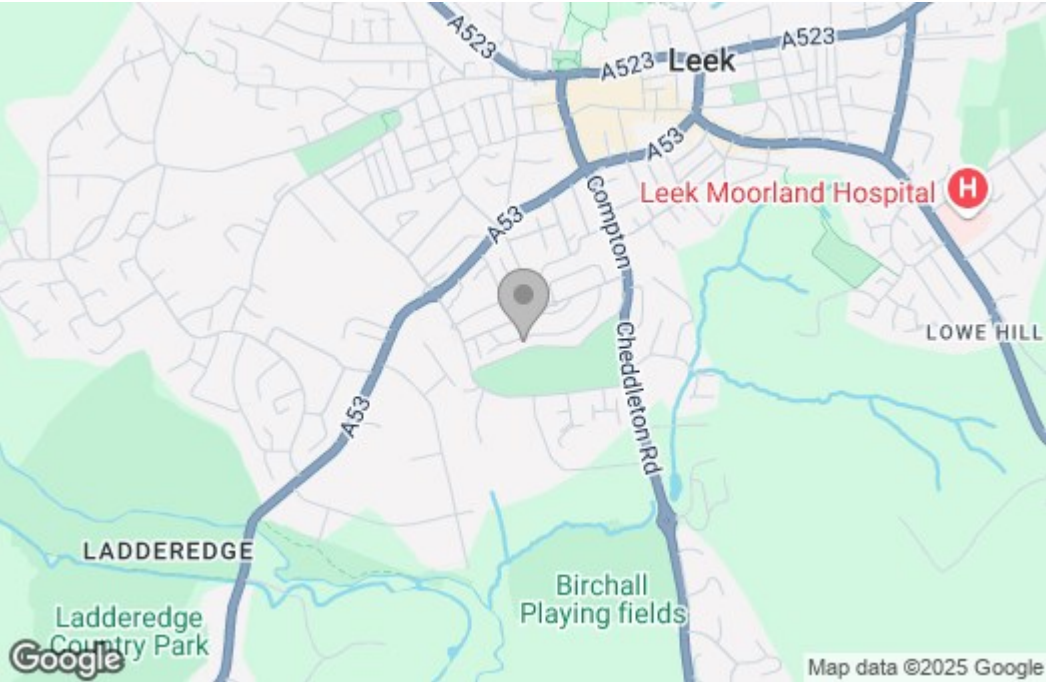
Floor Plan



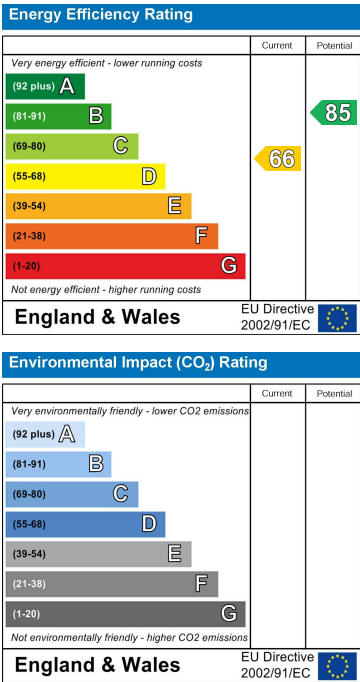
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.