



## **36 Barngate Street, Leek, Staffordshire, ST13 8AP**

**Offers in the region of £210,000**

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

"Do more of what makes you happy!"

Discover this modern three-bedroom, two-bathroom townhouse, offering spacious living, allocated parking, and a delightful courtyard garden. Well-maintained and ready for your personal touch, this home lets you lock up and go, giving you more time to enjoy life's pleasures. Embrace a lifestyle of happiness and freedom!

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

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## Denise White Agent Comments

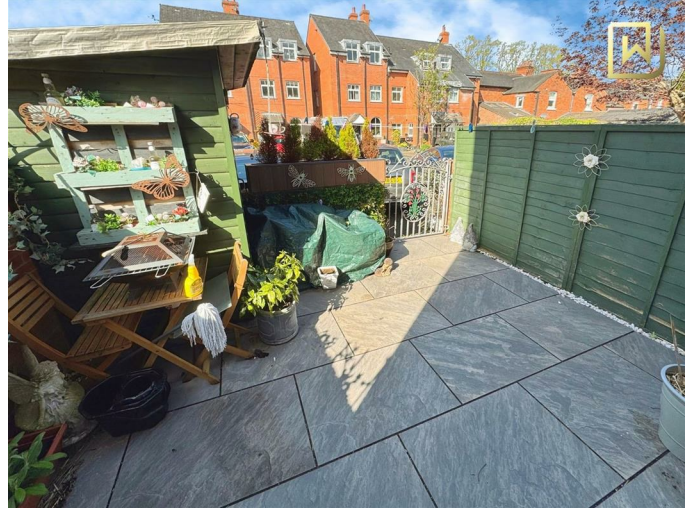


Nestled in the heart of the vibrant West End of Leek, this modern three-bedroom townhouse offers the perfect opportunity to immerse yourself in the charm of this historic market town. With generous proportions and contemporary accommodation throughout, the property has been thoughtfully improved and meticulously maintained by its current owners, creating a stylish and inviting home ideal for busy professionals, young families, or those looking to downsize while remaining close to Leek's town centre and within the sought-after Westwood school catchment area.

This unique townhouse is part of an exclusive small development that features secure gated access to a private courtyard, complete with allocated parking. The rear of the property boasts an enclosed courtyard style garden, perfect for enjoying a relaxing drink at the end of the day or hosting barbecues with friends and family.

The accommodation briefly includes a well-appointed breakfast kitchen, a spacious lounge that opens onto the rear garden, two bedrooms and a shower room on the first floor, and a generously-sized main bedroom with an ensuite bathroom on the second floor. This property truly embodies a harmonious blend of modern living and convenience, making it an exceptional place to call home.

## 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

## Kitchen

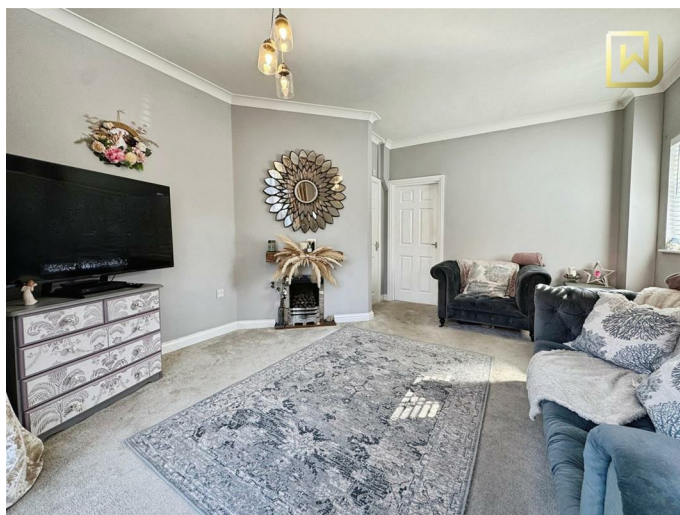
10'1" x 9'6" (3.09 x 2.90 )



Wooden design flooring. Wall mounted radiator. Range of wall and base units. Lamona gas hob. Integrated Russell Hobbs oven. Integrated fridge freezer. Obscured UPVC double glazed window To the front aspect. Stair access leading to 1st floor accommodation. Access into living room. Ceiling light.

## Living Room

15'3" x 13'4" max (4.67 x 4.07 max )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the side aspect. Double doors leading to outside. Access to WC. Access to kitchen. Ceiling lights.

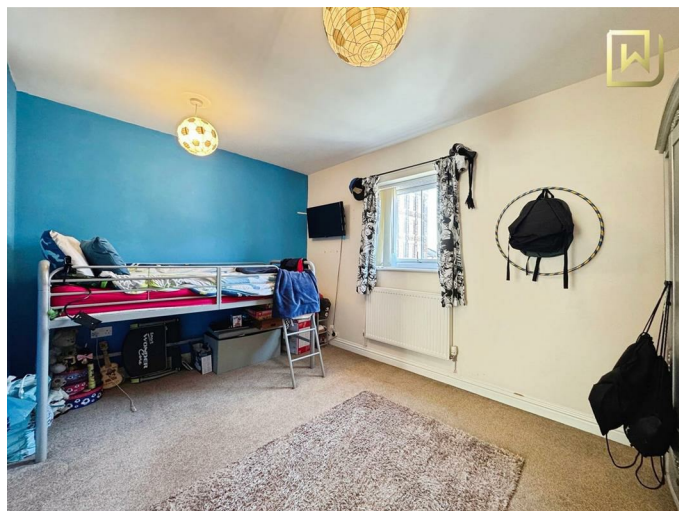
## First Floor Landing

Wooden style flooring. Wall mounted radiator.

UPVC double glaze window to the front aspect. Stairs leading to 2nd floor accommodation. Stairs leading to ground floor. Ceiling light.

## Bedroom Two

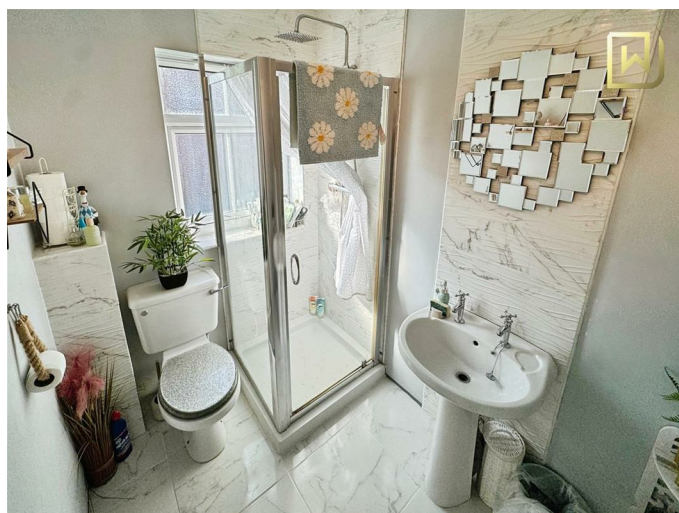
13'4" x 10'7" max (4.07 x 3.25 max )



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

## Shower Room

5'1" x 7'1" max (1.55 x 2.18 max )



Tiled flooring. Wall mounted radiator. WC. Pedestal styles wash handbasin. Shower cubicle with rain style shower. Obscured UPVC double glazed window. Ceiling light.



### Bedroom Three

7'2" x 9'4" max (2.19 x 2.85 max )



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

### Second Floor Landing

Fitted carpet. Airing cupboard. Boiler access. Access to main bedroom. Ceiling light.

### Bedroom One

17'4" x 13'3" max (5.30 x 4.05 max )



Fitted carpet. Wall mounted radiators. UPVC double glazed windows to the side and rear aspect. Loft access. Access to ensuite. Ceiling light.

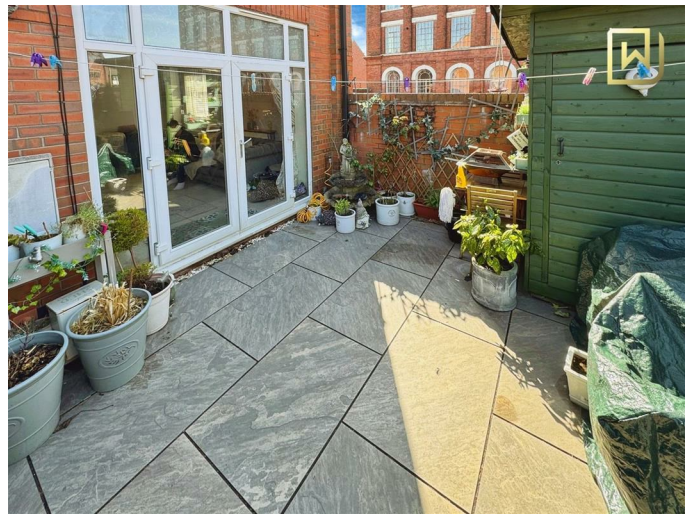
### En Suite

6'7" x 10'0" max (2.03 x 3.06 max )



Tiled flooring. Wall mounted radiator. Pedestal style wash and basin. And WC. Bath. Obscured UPVC double glazed window. Ceiling light.

### Outside



The property features a generously sized courtyard garden, enclosed by a brick wall with gated access. The garden is designed for low maintenance, featuring flagged flooring. Additionally, there is a storage shed available and ample space for outdoor seating and barbecues during the warmer months. The gated access leads directly to a designated parking area.

### Agent Notes

Leasehold

Electricity supply: Mains. Water supply: Mains.

Sewerage: Mains. Heating: Gas  
Local Authority/Tax Band: Staffordshire Moorlands  
District Council / Tax 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 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.

### **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 Will Need A Solicitor!**

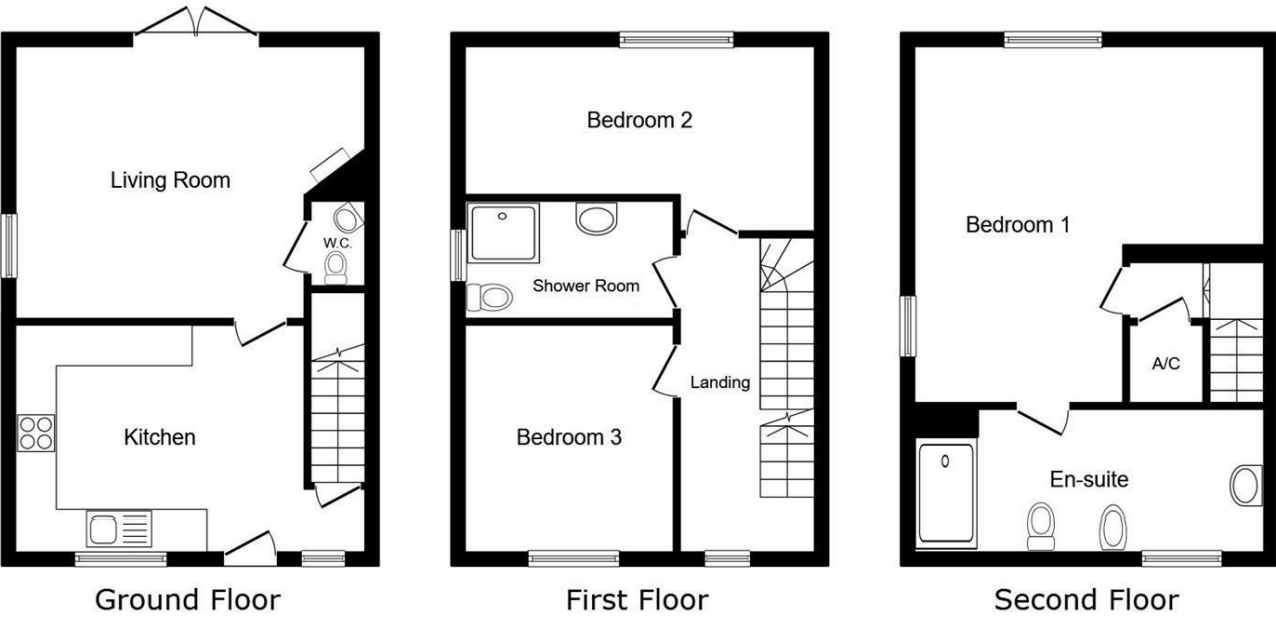
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **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.

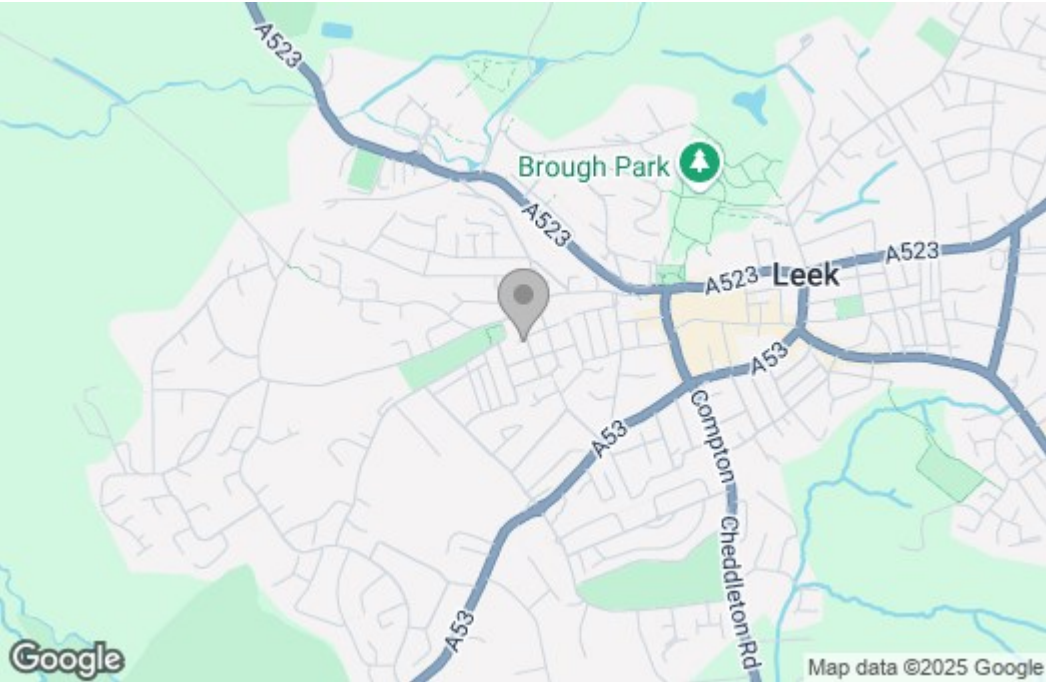


Floor Plan

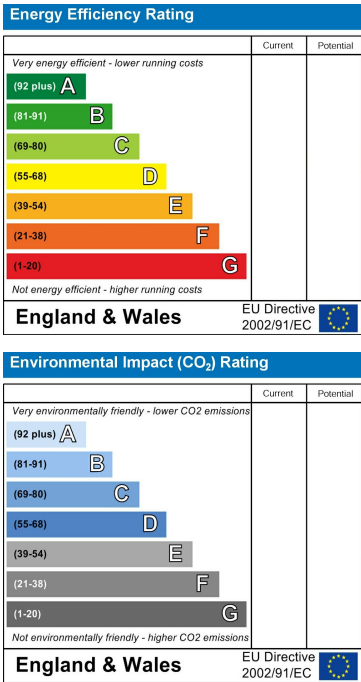


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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