



## **The Nook Lansdowne Close, Leek, Staffordshire, ST13 8NB**

**£395,000**

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

"Unlock the potential of this well-maintained blank canvas, perfect for creating your dream forever home!"

Discover the endless possibilities with this charming three-bedroom detached family home, perfectly positioned on a generous plot with a double garage. Nestled in a sought-after cul-de-sac on the West End of Leek, this property is a canvas waiting for your personal touch. With ample space and a welcoming neighbourhood, it's the ideal opportunity for families looking to create their dream home. Don't miss out on the chance to explore the potential of this delightful residence!



## Denise White Estate Agents Comments

We are pleased to present a spacious family home located in a sought-after residential area in the West End of Leek, Staffordshire, set on a quiet cul-de-sac. At the head of this cul-de-sac lies this detached haven, surrounded by unusually spacious grounds. This traditional three-bedroom property has been a cherished family home for many years and is now ready for new ownership.

Offering buyers the opportunity to design and customise their forever home, this residence requires general modernisation but has been well-maintained throughout its ownership. It features a double garage and ample off-street parking, with large gardens enveloping the accommodation.

The property briefly comprises an entrance porch, entrance hall, lounge, dining room with French doors leading to the garden, a good-sized kitchen, a walk-in pantry, and three bedrooms along with a bathroom and separate WC.

Key selling features include its fabulous location within the catchment area for the highly regarded Westwood schools, making it ideal for families. The generous plot size includes front, side, and rear gardens, predominantly laid to lawn with extensive flower beds and shrubs, a greenhouse, and a garden shed. The detached garage provides excellent storage for vehicles and additional space for hobbies or a workshop.

This property offers the potential for extension without compromising the garden space, making it an excellent opportunity for family living.

## Location



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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

### Entrance Hallway

Fitted carpet. Wall mounted radiator. Double glazed window to the side aspect. Access to living room. Access to dining room. Access to kitchen. Access to cloakroom. Stair access leading to first floor accommodation. Ceiling light.

### Living Room

12'11" x 11'10" max (3.96 x 3.61 max )



Fitted carpet. Wall mounted radiator. Double glazed bay window to the front aspect. Fireplace with tiled hearth and wooden surround. Electric fire. Ceiling light.

### Dining Room

11'10" x 12'11" max (3.62 x 3.94 max )



Fitted carpet. Wall mounted radiator. Double doors leading to outside. Double glazed window to the side aspect. Fireplace with tiled hearth and wooden surround. Electric fire. Ceiling light.

### Kitchen

8'11" x 11'5" max (2.74 x 3.48 max )



Tiled flooring. Wall mounted radiator. Access to pantry. Base units. Drainer style sink unit. Double glazed window to the rear aspect.

### Pantry

6'9" x 2'11" max (2.06 x 0.90 max )

Tiled flooring. Space for fridge. Obscured double glazed window to the side aspect. Ceiling light.

### WC

5'6" x 2'7" (1.68 x 0.80 )

Tiled flooring. Wall mounted radiator. WC. Obscured double glazed window. Ceiling light.

### Storage Room

6'7" x 2'10" (2.03 x 0.87 )

Obscured double glazed window. Ceiling light.



### First Floor Landing

Fitted carpet. Wall mounted radiator. Double glazed window to the side aspect. Ceiling lights.

### Bedroom One

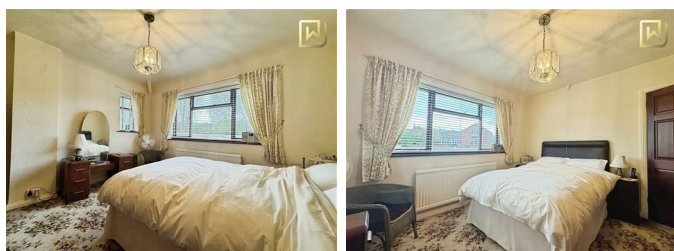
14'11" x 11'10" max (4.55 x 3.61 max )



Fitted carpet. Wall mounted radiator. Double glazed bay window to the front aspect. Fitted wardrobes Ceiling light.

### Bedroom Two

10'10" x 11'9" max (3.32 x 3.60 max )



Fitted carpet. Wall mounted radiator. Double glazed windows to the rear and side aspect. Ceiling light.

### Bedroom Three

9'0" x 6'7" max (2.76 x 2.02 max )



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

### Bathroom

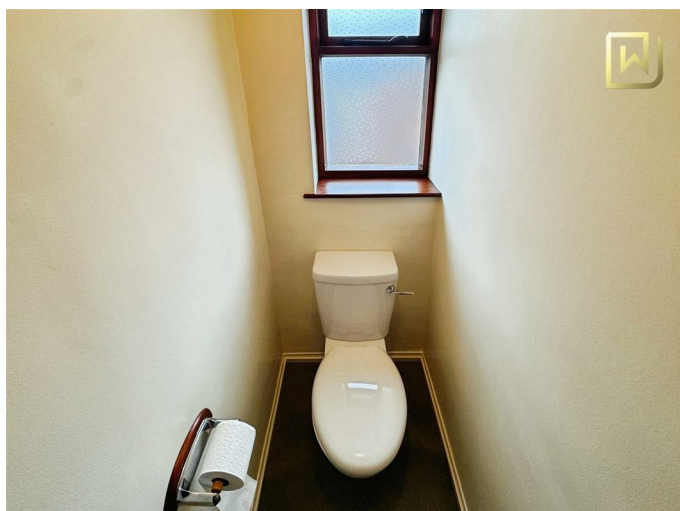
9'0" x 5'8" max (2.76 x 1.73 max )



Fitted carpet. Wall mounted radiator. Pedestal style wash hand basin. Fitted with a height adjustable shower bar. Obscured double glazed windows to the rear and side aspect. Airing cupboard. Ceiling light.

## WC

3'2" x 5'1" (0.97 x 1.55 )



Fitted carpet. WC. Obscured double glazed window to the side aspect. Ceiling light.

## Garage

30'5" x 16'0" max (9.29 x 4.88 max )

Wall mounted radiators. UPVC double glazed windows to the side and rear aspect. Plumbing for washing machine. Boiler access. Ceiling lights.

## Outside



The property is situated on an excellent-sized plot and features a private driveway that leads to a detached garage, providing ample parking space with secure options available. The gardens are located at both the front and rear of the property. The rear garden is predominantly laid to lawn and includes flower borders, hedging, patio seating

areas, pathways, a greenhouse, a storage shed, and a summer house. The size of the plot allows for the potential of an extension without compromising the garden space, subject to obtaining the necessary planning consent.

## Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band - D

## 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.

### **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.

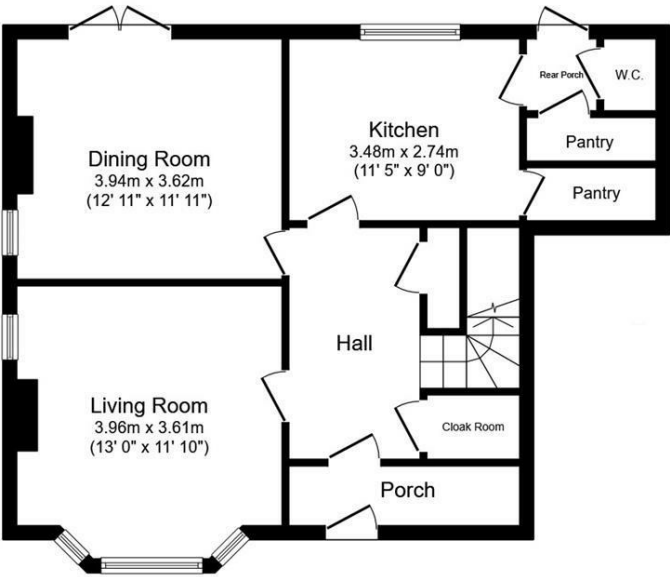
### **Property To Sell Or Rent?**

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.

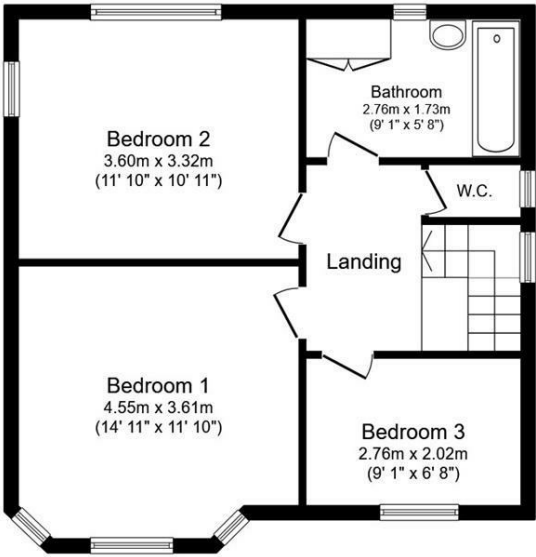
### **Need A Mortgage Advisor?**

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



Ground Floor  
Floor area 62.2 sq.m. (670 sq.ft.)



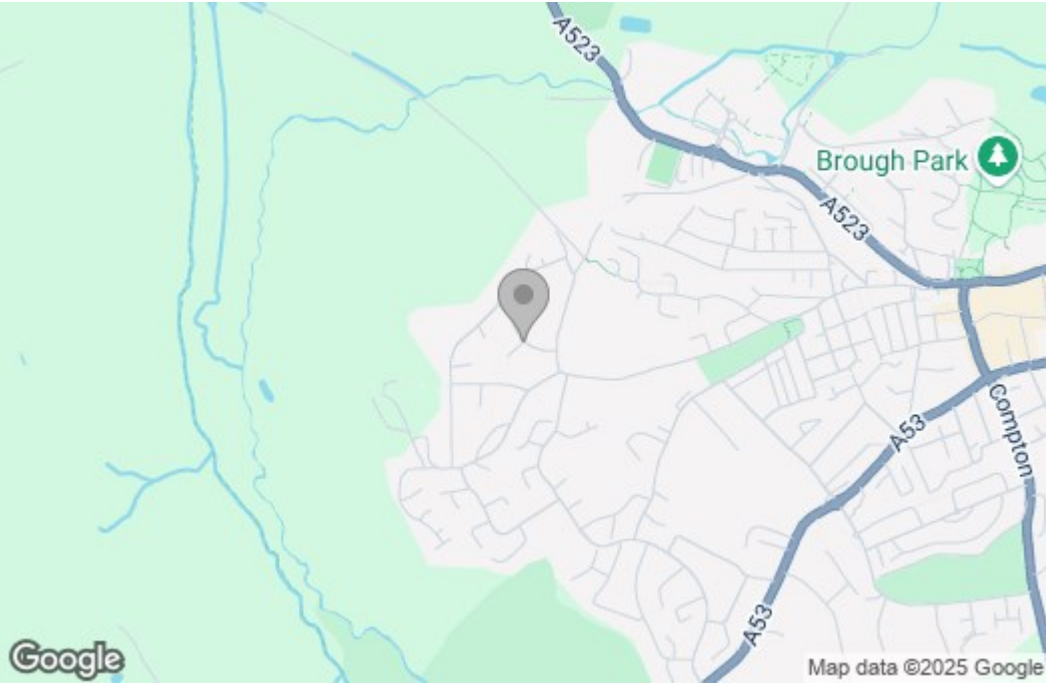
First Floor  
Floor area 57.0 sq.m. (613 sq.ft.)

Total floor area: 119.2 sq.m. (1,283 sq.ft.)

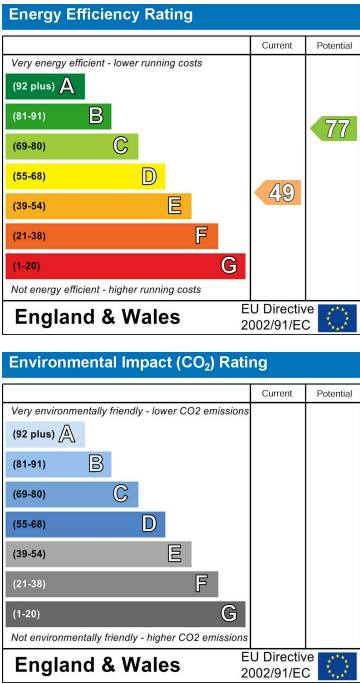
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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