



## 2 Portland Place, Waterhouses, Staffordshire, ST10 3HU

**Offers in the region of £280,000**

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

"Today is a blank canvas - create a masterpiece" (Will Bowen)

Seize the opportunity to own this four-bedroom semi-detached home nestled in the idyllic village of Waterhouses, Staffordshire, just moments away from the breath-taking landscapes of the Peak National Park. This property brims with potential, offering a perfect foundation to craft a stunning family residence. Set on a spacious corner plot, it features off-road parking and a detached garage. With no chain involved, this is your chance to transform this house into your dream home!



### Denise White Estate Agents Comments

Discover the incredible potential of this four-bedroom semi-detached property, nestled in a tranquil cul-de-sac within the picturesque village of Waterhouses, Staffordshire. Surrounded by breathtaking countryside and conveniently located just a short drive from the charming market towns of Leek and Ashbourne, this home presents a unique opportunity for those looking to invest and create their dream family residence.

Set on a generous corner plot, the property boasts a detached garage and spacious gardens, perfect for outdoor activities and family gatherings. While the interior may require some cosmetic updates, the existing floor plan offers a fantastic layout that can be easily reconfigured to enhance both functionality and value. This is an ideal canvas for young families eager to craft a warm and welcoming home tailored to their lifestyle. Don't miss the chance to explore the possibilities this property has to offer!

### Location

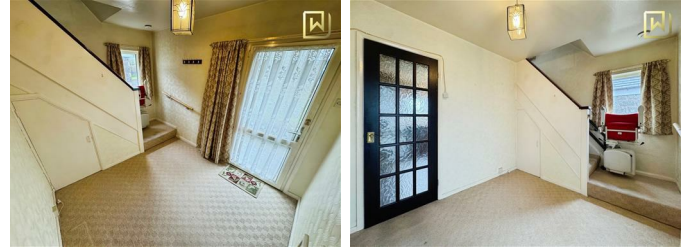
Waterhouses is a village in the south of the Staffordshire Peak District in England. It is around 8 miles from Leek and Ashbourne, being nearly the halfway point between the two towns on the A523 road, which roughly follows the southern boundary of the Peak District National Park.

The village of Waterhouses is on the River Hamps, a tributary of the River Manifold, and at the southern end of the track of the former Leek and Manifold Valley Light Railway (now the Manifold Way, a walk- and cycle-path), which ran to Hulme End.

Waterhouses situated on the A523 Leek to Ashbourne Road on the edge of the dramatic scenery of the Peak Park. It offers a doorway to the beauty of the Peak District National Park, uninterrupted by traffic. via many footpaths or the aforementioned Manifold Way Cycle path The Peak District Boundary Walk runs through the village.

The small farming hamlet of Waterfall lies a kilometre and a half away to the north. This is a pretty little village with local pubs, and a fine late Georgian church. Waterhouses has a large primary school and nursery facilities.

### Entrance Hallway



Fitted carpet. Wall mounted radiator. Stair access leading to 1st floor accommodation. Under stairs storage access. Access into kitchen. Ceiling light.

### Kitchen

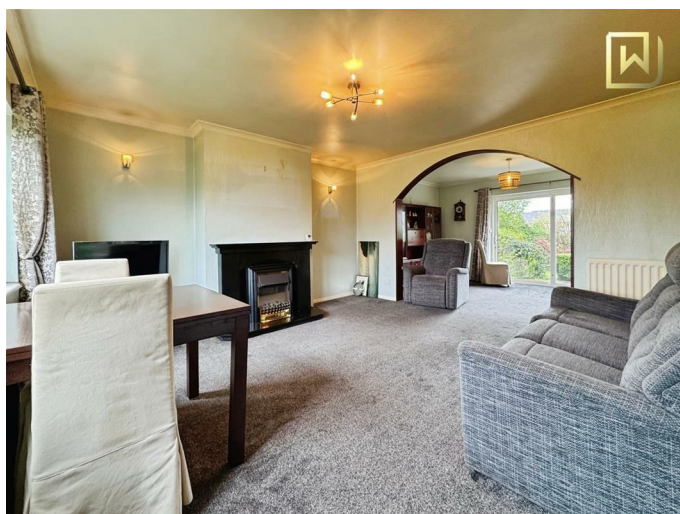
13'0" x 11'1" max (3.98 x 3.38 max )



Tiled flooring. Wall mounted radiator. Range of wall and base units. Drainer style sink unit. Space for cooker. Space for fridge freezer. UPVC double glazed window to the rear aspect. Access into dining area. Access into utility. Access into entrance hallway. Ceiling lights.

## Living Area

13'8" x 13'7" max (4.19 x 4.16 max )



Fitted carpet. Wall mounted radiator. Fireplace. Electric fire. UPVC double glazed window to the front aspect. Open Plan access into dining area. Ceiling light.

## Dining Area

13'7" x 9'7" (4.16 x 2.94 )



Fitted carpet. Wall mounted radiator. Sliding doors leading to garden. Open Plan access into living area. Access to kitchen. Ceiling light.

## Utility

12'0" x 9'4" max (3.68 x 2.86 max )



Tiled flooring. Wall mounted radiator. Plumbing for washing machine. Sliding doors leading to garden. Access into kitchen. Access to WC. Access to garage. Ceiling light.

## WC

Tiled flooring. Wall mounted radiator. WC. Pedestal style wash and basin. Skylight window. Ceiling light.

## First Floor Accommodation

### Bedroom One

13'7" x 10'5" max (4.16 x 3.19 max )



Fitted carpet. Wall mounted radiator. UPVC double glazed windows to the front aspect. Storage cupboard. Ceiling light.



### Bedroom Two

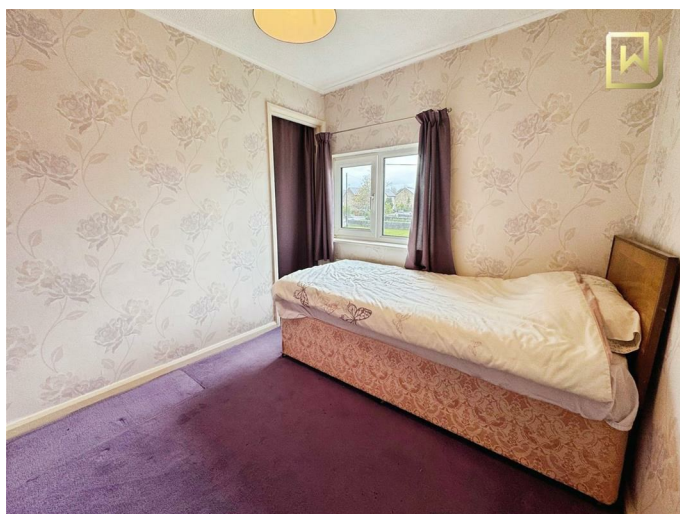
12'11" x 9'5" max (3.95 x 2.89 max )



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

### Bedroom Three

5'10" x 9'8" (1.78 x 2.96 )



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

### Bedroom Four

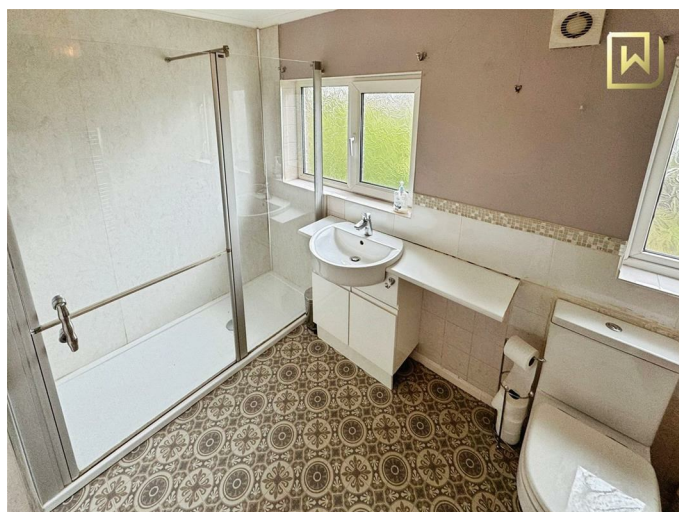
7'9" x 8'2" (2.38 x 2.50 )



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

### Shower Room

9'0" x 6'9" max (2.76 x 2.07 max )



WC. Heated towel rail. Wash hand basin. Shower cubicle with electric shower. Storage cupboard. Obscured UPVC double glazed windows. Ceiling light.

## Garage



Detached garage.

## Outside



The property is situated on a spacious corner plot, featuring a generous driveway that leads to a detached garage. The gardens are positioned at the front, side, and rear of the property, primarily consisting of lawn areas with hedging, flower borders, and fencing. The driveway offers ample parking alongside the garage. Due to the size of the plot, the house is well-suited for potential extensions, subject to planning constraints and regulations.

## Agent Notes

Tenure: Freehold

Services: Oil Central Heating System, Mains

Drainage

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.

### **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.

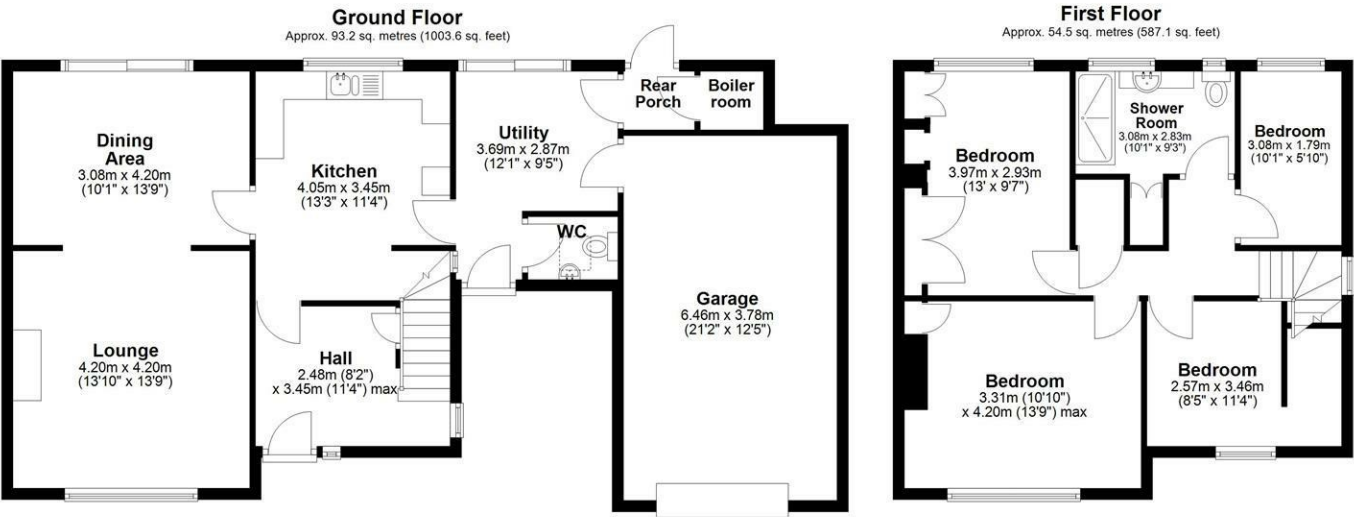
### **You Will Need A Solicitor!**

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.

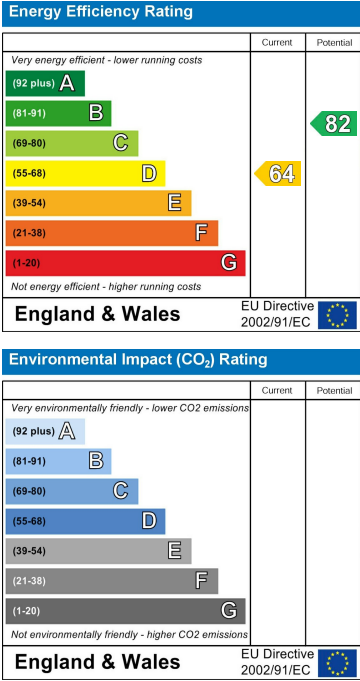
Floor Plan



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.