



Lynton Geoffrey Avenue, Leek, Staffordshire, ST13 5PQ

Offers in the region of £350,000

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"Life takes you unexpected places, love brings you home."

Discover your forever home in this charming 1930s four-bedroom semi-detached property. A beloved family home for years, it offers three spacious reception rooms, two bathrooms, and four good size bedrooms.

With a detached double garage, gardens, and a prime location just a short walk from the historic market town of Leek and local schools, this home is perfect for families. Plus, with no chain involved, it's ready for you to move in.

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

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Denise White Estate Agent's Comments

Situated on the edge of the historic market town of Leek, this traditional four-bedroom semi-detached property is located at the top of a cul-de-sac. It offers off-road parking, a double garage, and spacious gardens, making it ideal for professionals and families of all ages. The amenities of Leek town centre, along with popular primary and secondary schools, are just a short walk or drive away.

Inside, this well-loved family home has been maintained for many years and now presents a blank canvas for a new buyer to mould and redesign. The layout lends itself to bright, well-proportioned rooms that provide generous living accommodation.

The accommodation briefly comprises an entrance hall, a downstairs WC, a kitchen, a utility room, three reception rooms, four bedrooms, a family bathroom, and a shower room.

Outside, a driveway leads to a detached double garage, offering ample parking space, along with good-sized gardens to the rear.

The property showcases classic features such as bay windows and beautiful red brick styling, along with intriguing details including decorative tiles, an exposed brick fireplace, picture rails, and coving. All four bedrooms are generously sized, and there is no chain involved in the sale.

This property represents a wonderful opportunity for those looking to create their ideal home in a desirable location.

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.

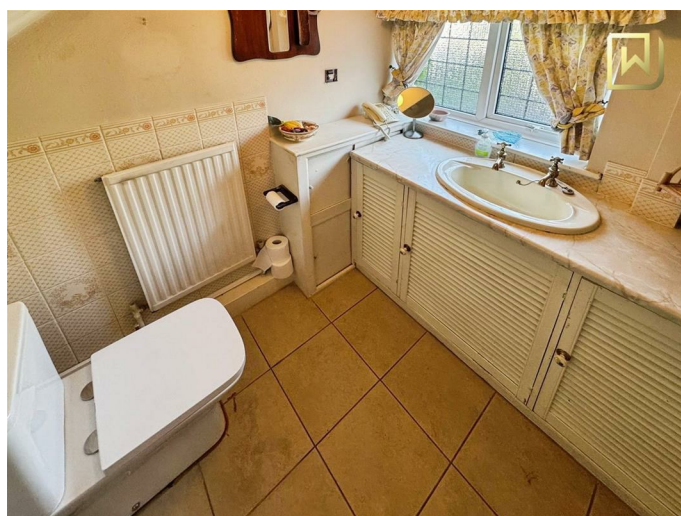
The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Entrance Hallway

Herringbone flooring. Wall mounted radiator. Access to WC. Access to reception room. Access to living room. Access to kitchen. Stair access leading to 1st floor accommodation. Ceiling light. Wall light.

WC

5'6" x 7'1" max (1.68 x 2.18 max)



Tiled flooring. Wall mounted radiator. WC. Wash handbasin. Obscured UPVC double glaze window. Ceiling light.

Reception Room

11'4" x 12'2" max (3.47 x 3.73 max)



Fitted carpet. Wall mounted radiator. Fireplace with brick surround and tiled hearth. UPVC double glazed window to the rear aspect. Ceiling light.

Living Room

14'10" x 13'8" max (4.54 x 4.18 max)



Fitted carpet. Wall mounted radiator. Fireplace with tiled hearth and tiled surround. Gas fire. UPVC double glazed bay window to the rear aspect. Wall lights.

Kitchen

19'0" x 12'5" max (5.81 x 3.80 max)



Tiled flooring. Wall mounted radiator. Range of wall and base units. Space for fridge. Drainer style sink unit. Space for cooker. UPVC double glazed windows to the front aspect. Access to dining room. Access to utility. Wall lights. Ceiling lights.

Utility

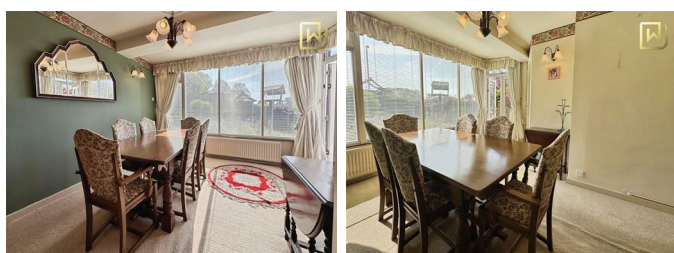
6'4" x 11'10" (1.94 x 3.62)



Tiled flooring. Plumbing for washing machine. Stainless steel drainer style sink unit. Built-in storage cupboards. UPVC double glazed window to the side aspect. Ceiling light.

Dining Room

12'1" x 12'4" min (3.70 x 3.78 min)



Fitted carpet. Wall mounted radiators. UPVC double glaze windows to the rear aspect. Access to outside. Access into living room. Wall lights. Ceiling light.

First Floor Landing

Fitted carpet. UPVC double glazed window to the front aspect. Access to all first floor accommodation. Loft access. Ceiling light.

Bedroom One

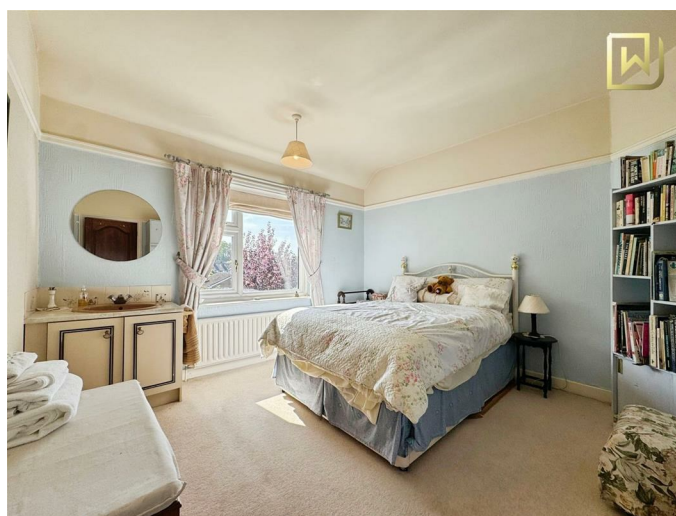
14'11" x 13'10" max (4.56 x 4.23 max)



Fitted carpet. Wall mounted radiators. UPVC double glazed windows to the rear aspect. Ceiling light.

Bedroom Two

11'4" x 12'0" max (3.47 x 3.66 max)



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

Bedroom Three

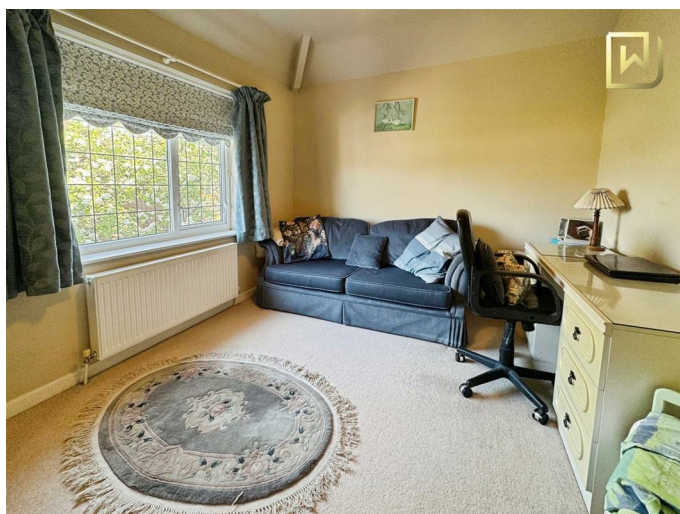
12'3" x 9'0" max (3.75 x 2.76 max)



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

Bedroom Four

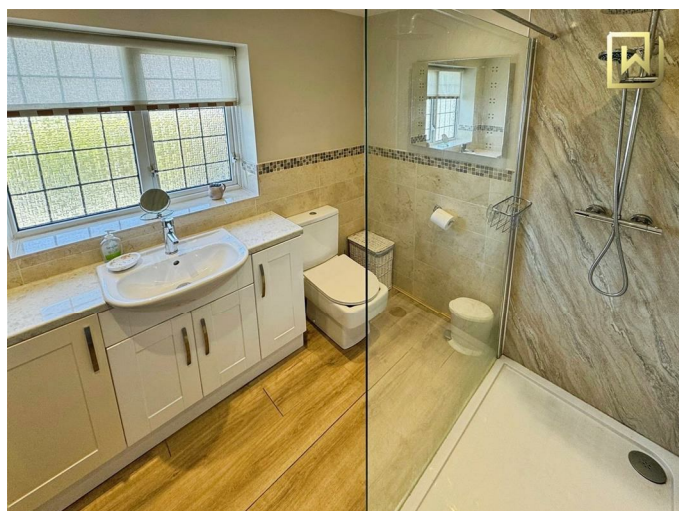
9'7" x 11'11" max (2.94 x 3.64 max)



Fitted carpet. Wall mounted radiator. UPVC double glaze window to the front aspect. Ceiling that.

Shower Room

7'1" x 7'2" max (2.18 x 2.20 max)



Wooden design flooring. WC. Heated towel rail. Wash and basin. Walk-in shower with rain style shower. Obscured UPVC double glazed window. Inset spotlights.

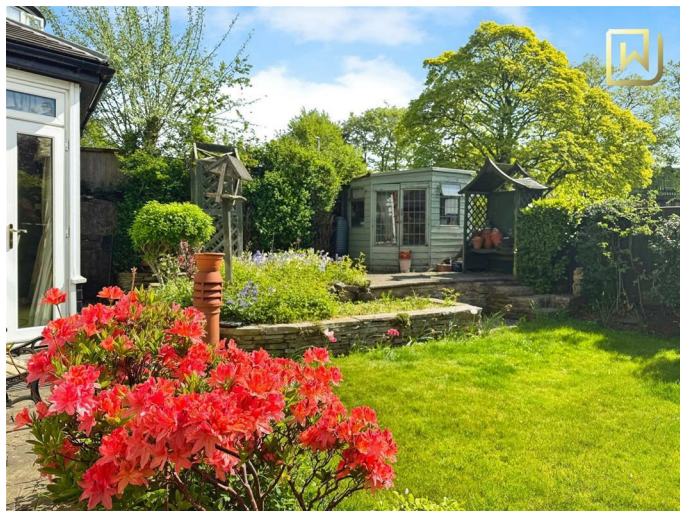
Bathroom

8'3" x 6'4" (2.54 x 1.95)



Wooden design flooring. Heated towel rail. Wall mounted radiator. WC. Wash hand basin. Bath tub. Ceiling lights.

Outside



A driveway leads to a spacious detached garage that offers significant potential for development to suit your family's needs, subject to planning consent. Additionally, ample parking is available with the garage and driveway space.

The rear gardens feature a lawn area, a patio, and flower borders, along with trees and hedging that provide a sense of privacy, enclosed by some fencing. There is also a wooden shed/summer house for added convenience.

Detached Garage

Good size double garage with power and lighting connected.

Agents Notes

Freehold

All mains services connected

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.

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 time comes, you're ready to go.

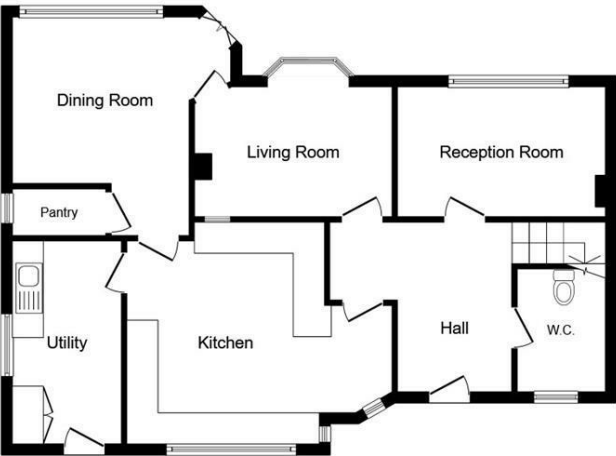
Do You Have A House To Sell or Rent ?

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.

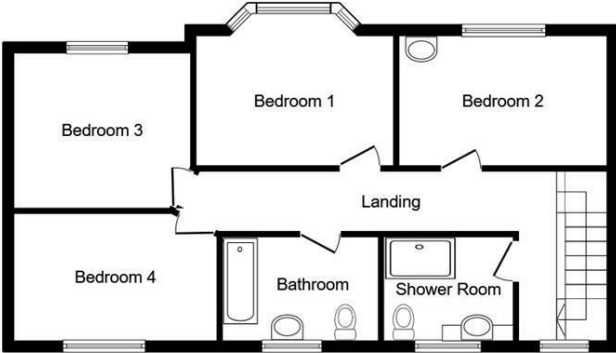
Do You Need Help With A Mortgage ?

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



Ground Floor
Floor area 79.2 sq.m. (852 sq.ft.)



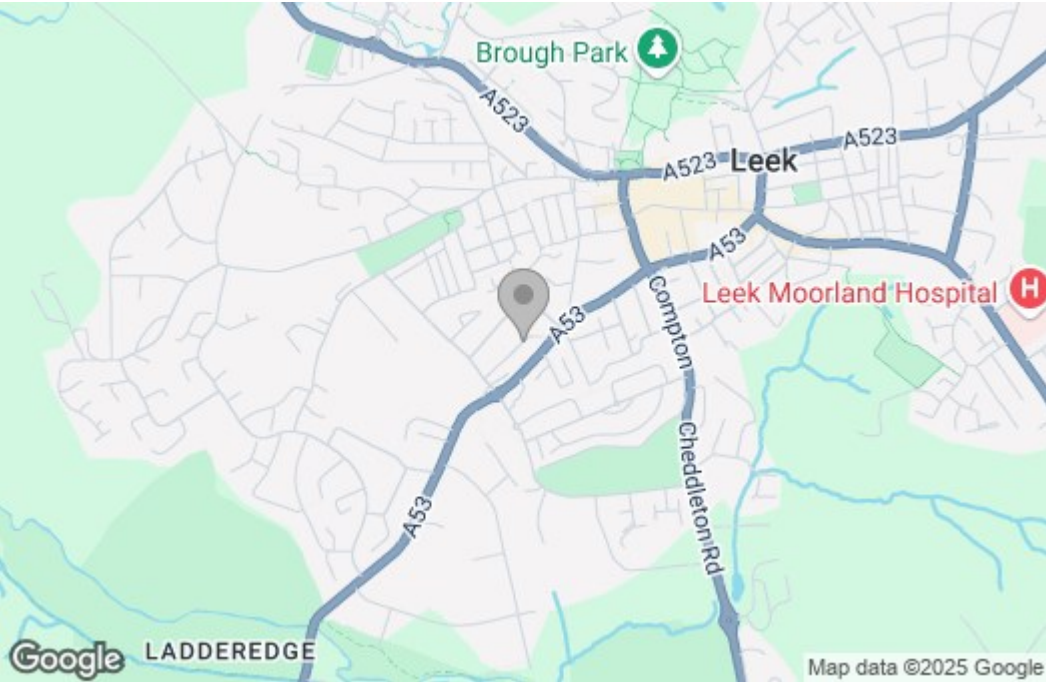
First Floor
Floor area 66.5 sq.m. (716 sq.ft.)

Total floor area: 145.7 sq.m. (1,568 sq.ft.)

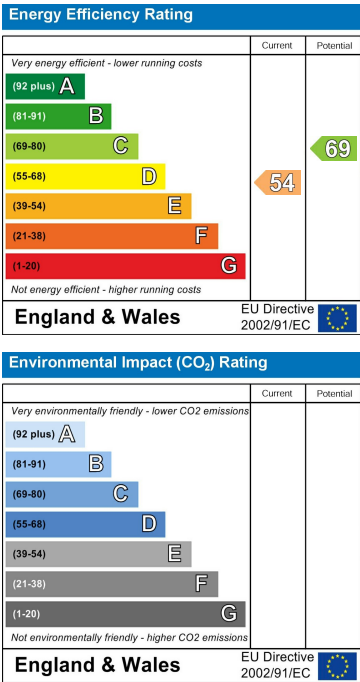
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Area Map



Energy Efficiency Graph



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