



## 7 High Lane

, Leek, ST13 7DY

Asking price £220,000



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"To dwell in the country is to be close to the earth's heart." — John Burroughs

A well presented two bedroom semi-detached home located in a peaceful semi rural location. With impressive views to the front of The Roaches, this charming home boasts original features such as wooden flooring, 1930's style doors and an open fire.



Denise White Estate Agents Comments

Tucked away on a highly sought-after semi-rural lane just off Cheddleton Heath Road, this charming two-bedroom semi-detached property offers a wonderful blend of character, comfort and location. Well presented throughout, the home boasts appealing features including parquet flooring and a cosy open fire, creating a warm and inviting atmosphere.

To the front of the property is a paved driveway with gated access, attractively enclosed by mature hedgerow. The accommodation begins with a small entrance porch, leading into the home where stairs rise to the first floor. The charming living room enjoys a welcoming open fire, perfect for relaxing evenings. Beyond, a spacious breakfast kitchen features fitted wooden cabinets, ample space for dining and attractive parquet flooring. Off the kitchen is a useful utility room and side porch providing access to the side of the property. A ground floor WC and handy understairs storage complete the ground floor layout.

To the first floor are two well-proportioned double bedrooms. The principal bedroom is positioned to the front of the home and benefits from two windows and a separate storage area, ideal for use as a dressing area. The second bedroom overlooks the rear garden and offers excellent storage with built-in wardrobes. A neutrally decorated bathroom services both bedrooms.

Externally, access to the left-hand side of the property leads to the generous rear garden, which has been thoughtfully designed for low maintenance. The garden is partially paved and gravelled, complemented by a variety of planted borders. To the rear are a useful storage shed and greenhouse.

Overall, this delightful home will appeal to a range of buyers including couples, downsizers and young families seeking an attractive property in a peaceful and desirable location.

Location

Situated in an extremely sought-after location between Leek and Cheddleton.

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 Porch 4'1"x3'7" (1.26x1.11)

Tiled flooring. Stairs to the first floor accommodation. UPVC door to the front aspect. Wall mounted radiator. Ceiling light. Access into: -

Living Room 11'11" max times 11'11" max (3.64 max times 3.65 max)

Wooden flooring. UPVC double glazed window to the front aspect. Open fire with tiled half and wooden surround. Wall mounted radiator. Coving. Ceiling light. Access into: -

Kitchen Diner 14'9" x 10'8" max (4.51 x 3.27 max)

Parquet flooring. Tiled flooring. Wall mounted radiator. Range of wooden wall and base units with laminate worktops above. Integrated stainless steel sink and drainer unit with mixer tap above. Integrated electric oven and hob with extra extractor fan above. UPVC double glazed window to the rear aspect. Two ceiling lights. Access into: -

Utility 8'3"x4'0" (2.52x1.23)

Tiled flooring. Base unit with worktop above. Under counter space for washing machine and tumble dryer. Wall mounted combination boiler. UPVC double glazed window to the rear aspect. Ceiling light.

WC 2'10"x4'1" (0.88x1.25)

Low level WC. Pedestal wash and basin. Wall mounted radiator. Frosted UPVC double glazed window to the side aspect. Ceiling light..

Area Map

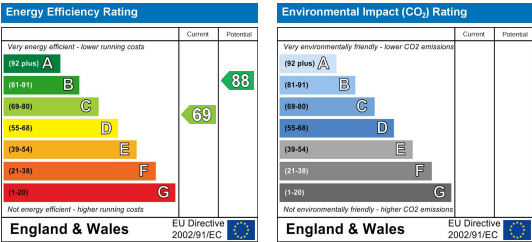


Floor Plans



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Energy Efficiency Graph



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