



Buxton Road, Leek, ST13 8TW.  
Offers in the Region Of £385,000

Whittaker  
& Biggs Est. 1930



# Buxton Road, Leek, ST13 8TW

Roach View is a beautifully presented five-bedroom detached house which is nestled on a substantial plot, in the semi-rural location known as Blackshaw Moor.

Located just on the outskirts of Leek, the property offers the convenience of rural living, spectacular view, whilst having all the local amenities just a short drive away. The property boasts a versatile layout, having four reception rooms, two shower rooms, spacious kitchen with vaulted ceiling and utility off. A further bedroom/study room with shower room off, is a great addition which creates even more flexibility. The rear garden is well established and offers a great deal of privacy and the driveway to the side, offers off street parking for a number of vehicles.

You're welcomed into the property via an entrance porch to the side, through to the sitting room which is currently utilised as the dining area, with bedroom five/study room off. The bedroom/study room is serviced via a shower room, ideal for guests. Located within the heart of the property is the dining room, with oak style staircase to the first floor and access to the living room and kitchen. The living room has a spectacular feature window to the rear, corning, ceiling rose and feature log burning stove set within a brick fireplace with oak mantle.

The kitchen is a light and airy space with vaulted ceiling, skylight, fitted units with oak style work surfaces, sink, inglenook with range style cooker and space for a free standing fridge freezer. The utility has fitted units and work surface space, plumbing for a washing machine and access to the conservatory. The conservatory is Upvc double glazed with a glass roof and provides access to the rear garden.

To the first floor are four bedrooms, with bedroom one having fitted wardrobes. The shower room has a walk-in double enclosure, pedestal wash hand basin and low-level WC.

Externally to the rear is a well stocked garden, with path, patios, pergola, oil store and further patio to the side and driveway. A viewing is highly recommended to appreciate this homes location, plot, views and spacious/versatile layout.

## Situation

Nestled in the popular village of Upper Hulme, Roach View is ideally located within easy access to both Derbyshire and Cheshire. A short distance from Upper Hulme is the thriving market town of Leek with both independent and national retailers. The property is also within easy access of the market town of Buxton and Ashbourne and with an easy commute to Macclesfield, Congleton and surrounding towns.





### **Porch**

Wood door to the front elevation with stained glass panel, wood flooring, radiator, storage cupboard, shoe cupboard, two UPVC double glazed windows to the front elevation.

### **Sitting Room 12' 9" x 11' 3" (3.89m x 3.43m)**

Radiator, UPVC double glazed window to the side elevation, oak style door.

### **Study/Bedroom Five 5' 2" x 12' 2" (1.58m x 3.71m)**

Radiator, airing cupboard housing Worcester oil fired boiler, UPVC double glazed window to the front elevation, access to the rear porch.

### **Ensuite Shower Room 3' 0" x 6' 9" (0.91m x 2.05m)**

Tiled flooring, mosaic tiled walls, extractor fan, lower level WC, vanity wash hand basin, shower cubicle with glass bi-folding door.

### **Dining Room 9' 11" x 14' 8" (3.01m x 4.48m)**

UPVC double glazed window to the side elevation, oak style stairs to the first floor.

### **Sitting Room 13' 3" x 14' 11" (4.03m x 4.54m)**

Log burning stove set on exposed brick surround and stone hearth, feature window to the rear elevation, traditional radiator.

### **Kitchen 11' 7" x 13' 4" (3.53m x 4.06m)**

Tiled flooring, three UPVC double glazed windows to the rear elevation, skylight, radiator, Range of units to the base and eye level, bespoke Oak worksurfaces, sink with drainer and mixer tap.

### **Utility 6' 5" x 6' 4" (1.95m x 1.94m)**

Bespoke oak worksurfaces, plumbing for washing machine.

### **Conservatory 7' 5" x 24' 6" (2.26m x 7.46m)**

Sand stone tiled floor, UPVC double glazing to three elevations, glass roof, power points, single door to the side elevation, patio doors to the rear Garden.

### **First Floor**

### **Bedroom One 10' 6" x 12' 5" (3.20m x 3.79m)**

Fitted wardrobe, two UPVC double glazed windows to the front elevation, exposed wood beams, air conditioning unit, loft access.

### **Bedroom Two 11' 11" x 11' 9" (3.62m x 3.57m)**

Ornamental fireplace, two UPVC double glazed windows to the rear elevation, two radiators, exposed timber beams.

### **Bedroom Three 8' 6" x 11' 9" (2.60m x 3.58m)**

Two UPVC double glazed windows to the side elevation, two radiators, exposed timber beams.

### **Bedroom Four 7' 7" x 9' 4" (2.31m x 2.85m)**

Upvc double glazed window to the rear aspect.

### **Shower Room 7' 7" x 7' 0" (2.31m x 2.13m)**

Wood effect laminate flooring, frosted window to the side elevation, heated towel rail, exposed timber beam, lower level WC, pedestal wash hand basin, double walk in shower enclosure.

### **Externally**

To one side is a driveway for a number vehicles. To the rear is large landscaped garden with lawns, flagged path, two patio areas, pergola, wooden summerhouse, well stocked borders and oil store housing oil tank. To the other side is a patio area.





Note:  
Council Tax Band: E

EPC Rating: E

Tenure: believed to be Freehold













GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From our Derby Street, Leek, offices proceed to the roundabout turning left into Ball Haye Street, at the traffic lights turn right on to the A53 Buxton Road, follow this road out of the town and upon reaching the village of Blackshaw Moor and just before the Three Horseshoes Hotel the property is located on the left hand side, clearly identified by Whittaker & Biggs 'For Sale' board.

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