DENISE WHITE™
BESPOKE ESTATE AGENT









Pine Ridge Birchall Close, Leek, Staffordshire, ST13 5RQ

Offers in the region of £524,000

Positioned in an enviable setting, in a highly sought-after location, we have for sale this fabulous Three Bedroom Detached Bungalow! The accommodation is spacious and versatile, and the gardens are glorious.

#DreamHome #SoughtAfterLocation

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Denise White Estate Agent Comments



An excellent opportunity to purchase a well presented Bungalow, set at the top of Birchall lane, in a prominent position on a highly sought after residential Cul-de-Sac. Boasting ample off-road parking on a private driveway, coupled with three double bedrooms, the main of which has an en-suite bathroom. The position of this property means that you will have unparalleled views across the hills, towards Cheddleton, from your back garden and tall trees that add a serene sense of privacy and a continental feel to the garden.

Entering through a large porch into the entrance hallway, which features Oak wooden flooring, you will find a handy WC, storage cupboard and access to all rooms. The lounge is an expansive room, spanning the length of the house with patio doors to the rear giving access to rear garden. A modern kitchen provides plenty of space for all kitchen appliances and has been designed with soft close cupboard doors with practicality in mind.

Also benefiting from three double bedrooms, the main one of which has an added dressing room and en-suite shower room, created by converting half of the original garage. Versatility is a key feature of this lovely home, with the bedrooms being interchangeable into sitting rooms, office spaces and play rooms. All in all, the perfect family home no matter the stage in life.

Location



Situated on the outskirts of the market town of Leek in Birchall, close to Birchall Golf Club.

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

Entrance Porch

8'1" x 9'9" (2.47 x 2.98)



uPVC door to the side aspect, uPVC windows to the front aspect, tiled flooring, ceiling lights, two radiators, door into the entrance hallway.

Entrance Hallway



Oak wooden flooring, ceiling light, radiator, storage cupboard where the boiler is located and door giving access to the WC.

WC



Frosted window to front aspect, tiled flooring, part tiled walls, ceiling light, extractor fan, WC, pedestal handbasin and a heated towel rail.

Lounge

24'6" x 12'0" (7.49 x 3.66)



uPVC bay window to the front aspect, wooden flooring, two ceiling lights, three radiators, a log burner with wooden mantelpiece and a marble hearth. French doors to the rear aspect leading out into the back garden.

Kitchen

11'0" x 8'11" (3.37 x 2.72)



uPVC window to the rear aspect, and door leading to the back garden, tiled flooring, part tiled walls, ceiling light and a radiator. Wall and Base units with soft close doors, an integrated electric oven and hob with stainless steel extractor hood and plenty of space for all of our appliances.

Bathroom

8'11" x 8'0" (2.72 x 2.44)



Frosted uPVC window to the rear aspect, tiled flooring, fully tiled walls, ceiling light, extractor fan, corner Jacuzzi bath with showerhead attachment plus a large corner shower cubicle, WC, and heated towel rail.

Main Bedroom

14'9" x 10'8" (4.51 x 3.26)



uPVC window to the front aspect, wooden flooring, ceiling light, radiator.

Dressing Room

10'9" x 7'7" (3.28 x 2.32)



uPVC window to front aspect, wooden flooring, spotlights to ceiling, radiator.

En-Suite

6'7" x 5'10" (2.02 x 1.78)



Frosted window to the rear aspect, laminate flooring, PVC panelling to the walls, spotlights to ceiling and an extractor fan. With a corner shower unit with jewel showerhead attachment, vanity hand basin, WC and a radiator with towel rail.

Bedroom Two

13'1" x 8'11" (4.01 x 2.72)



uPVC window to the rear aspect, carpet, ceiling light, radiator.

Bedroom Three

10'7" x 10'5" (3.24 x 3.19)



uPVC window to front aspect, carpet, ceiling light, radiator.

Utility

17'1" x 3'4" (5.23 x 1.02)

Door to the front and side aspect, plumbing for a washing machine.

Garage

Large double garage with power and lighting. Loft space accessible.

Summerhouse



Spacious wooden summer house with a decked porch with power points and lights.

Greenhouse



With lighting and power points.

Outside



To the front of the property you will find a large tarmac driveway with a slabbed patio leading to the entrance porch. There are three security cameras, one to the rear, one to the front and one facing the front door.

To The rear you will find a patio area separated from the main lawn by a stone built wall, incorporating a large pond and rockery borders. Proceeding up the steps you will find a raised patio area where the greenhouse, shed and summerhouse are all located, all fully equipped with power points and lighting. Standing at the top of the garden you will look out across rolling fields towards Cheddleton and immediately behind the property are tall trees adding a serene sense of privacy.

Agent Notes

Tenure: Freehold

Services: All mains services connected
Council Tax: Staffordshire Moorlands Band E

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



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advice 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 advice.

WE WON!



House to Sell?

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 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.

Do you need 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.

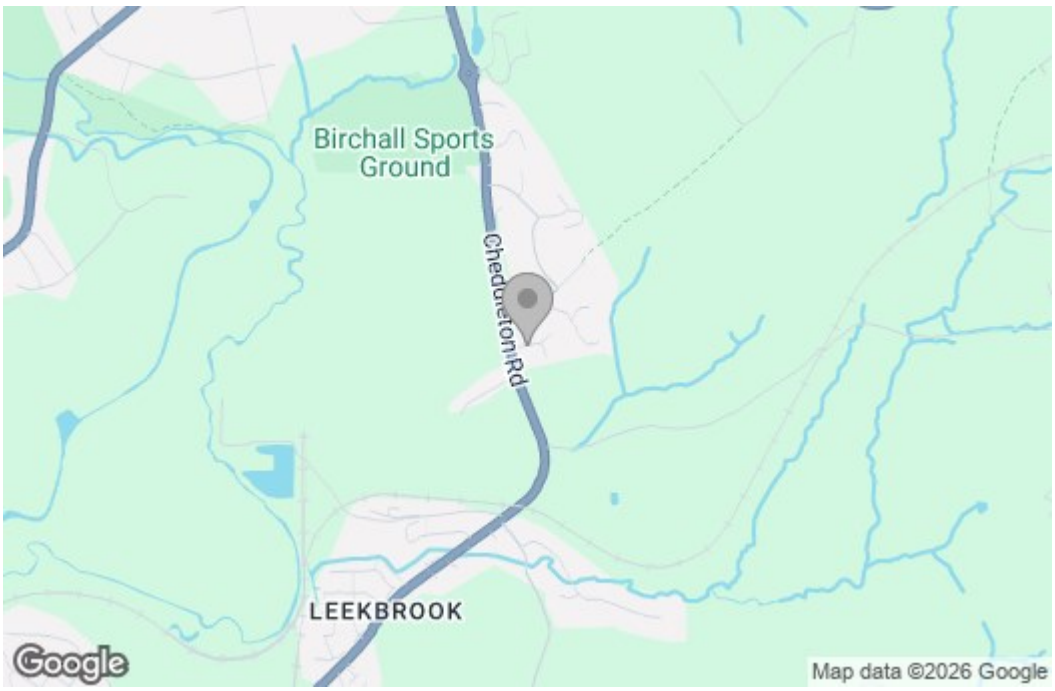
Anti-Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

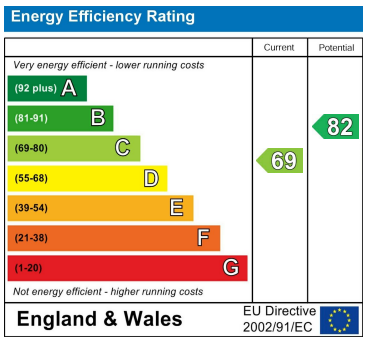
Floor Plan

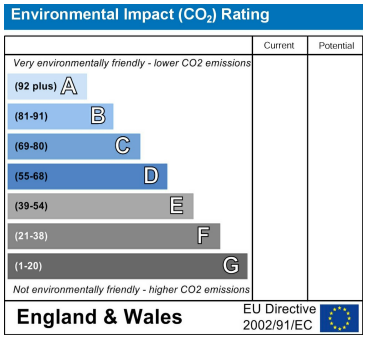


Area Map



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.

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