Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

63 Rosebank Street

Leek, ST13 6AG

Offers In The Region Of £349,950

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63 Rosebank Street

, Leek, ST13 6AG

This delightful two bedroom detached bungalow situated on the charming Rosebank Street, presents a rare opportunity for those seeking a home with potential. Set on a generous corner plot, the property is surrounded by beautifully landscaped gardens, offering a serene outdoor space.

The bungalow features a welcoming hallway giving access to the reception room that provides a comfortable area for family gatherings or quiet evenings in. With two well proportioned bedrooms, this home is ideal for a peaceful retreat. The bathroom, while functional, offers the chance for personalisation and modernisation to suit your taste.

One of the standout features of this property is its proximity to the bustling market town of Leek, which is just a short stroll away. Here, you will find a variety of traditional shops, cafes, and essential amenities, making daily life convenient and enjoyable.

Although the bungalow is in need of some updating, this presents an exciting opportunity for buyers to put their own stamp on the property and create a home that reflects their style. Additionally, the property boasts a driveway and an integral garage, providing ample parking and storage solutions.

In summary, this detached bungalow on Rosebank Street is a fantastic opportunity for those looking to invest in a property with great potential in a desirable location. With its spacious gardens, convenient amenities nearby, and the chance to modernise, this home is not to be missed.

Situation
63 Rosebank Street is ideally situated within easy walking distance of the busy market town of Leek, giving access to all local schools and amenities. Brough Park Leisure Centre is also on the doorstep, with good commuting to the Staffordshire, Cheshire and Derbyshire borders.

Directions
From our Derby Street office proceed along Ball Haye Road and at the traffic lights turn right onto the A53 Buxton Road. Follow this road for a short distance passing Lidl Supermarket and take the next turning left into Rosebank Street. Continue along for a short distance where number 63 is situated on the right hand side identifiable by our For Sale board.

Covered Porch

Hallway
Built in double cloak cupboard, radiators, built in Airing Cupboard.

Living Room
17'0" x 13'10" (5.19 x 4.22)
Upvc double glazed bay window to front aspect overlooking garden, radiator, fireplace, door to Hallway and door to Kitchen.

Dining Kitchen
15'11" x 10'6" max (4.87 x 3.22 max)

Upvc double glazed windows to rear and side aspects overlooking garden, range of base units with work surfaces over having inset double drainer sink unit, matching wall cupboards, built in full height dresser, radiator, cushioned floor.

Utility Room
10'8" x 8'3" (3.27 x 2.54)

Range of matching units with work surfaces over having inset sink unit, plumbing for washing machine, space for tumble dryer, wall cupboards, Upvc double glazed window to front aspect overlooking garden, radiator, part tiled walls, cushioned floor.

WC off

Housing low level wc, Upvc double glazed frosted window to rear aspect, fully tiled walls, radiator, cushioned floor.

Bedroom One
12'8" x 11'11" (3.87 x 3.65)

Upvc double glazed window to rear aspect overlooking garden, radiator, built in double wardrobe.

Bathroom
8'9" x 6'11" (2.67 x 2.12)

Suite comprising corner shower cubicle incorporating Triton shower fitment, pedestal wash hand basin, low level wc, radiator, part tiled walls, Upvc double glazed frosted window to rear aspect, cushioned floor.

Bedroom Two
12'5" x 12'0" (3.81 x 3.66)
Upvc double glazed window to rear aspect overlooking garden, radiator, built in double wardrobe.

Outside
This spacious corner plot with gated access leading to a block driveway providing ample off road parking and integral garage. Formal gardens to the front, side and rear elevations laid to lawns with established trees and shrubs.
External door to the rear aspect housing a garden store room.
Steps leading down to further gardens at the rear laid to lawns with mature trees and shrubs.

Integral Garage
16'7" x 14'8" (5.08 x 4.48)
having electric roller shutter door, concrete floor, loft access, wall mounted Glow Worm gas boiler, Upvc double glazed frosted window to side aspect.

Services
We understand that all mains services are connected.

Viewings
Strictly by prior arrangement through Graham Watkins & Co.

Please Note
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Measurments
All measurements given are approximate and are 'maximum' measurements.

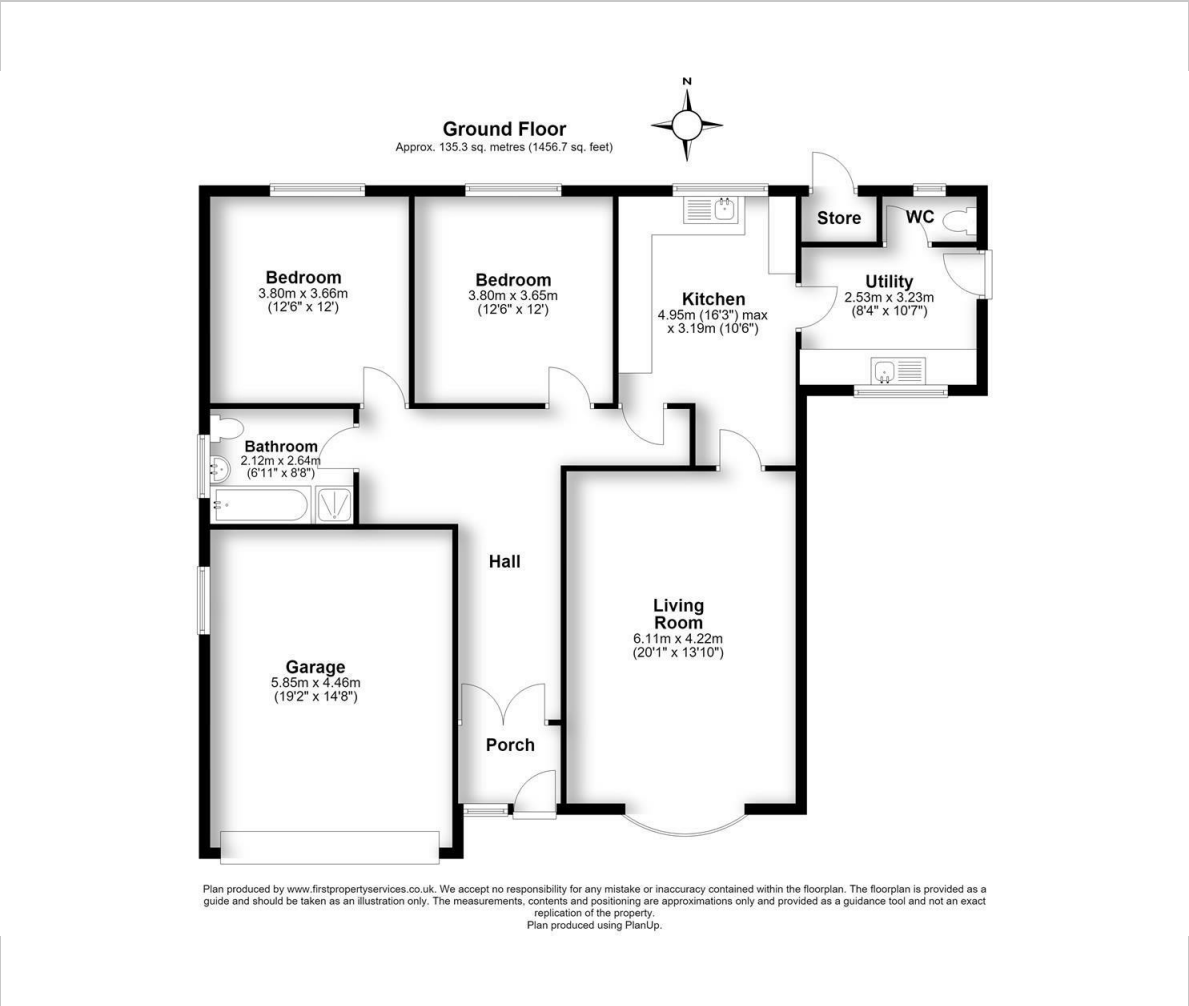
Local Authority
The local authority is Staffordshire Moorland District Council.

Tax Band
We believe the property is in band D.

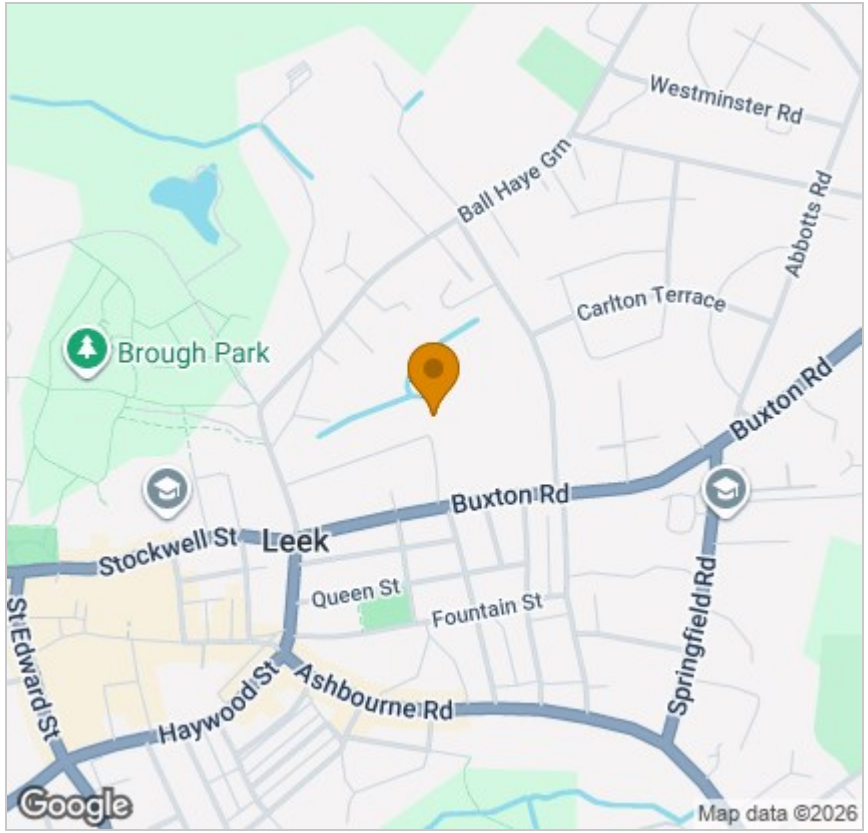
Tenure and Possession
The property is held freehold and vacant possession will be given upon completion.

Wayleaves & Easements
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

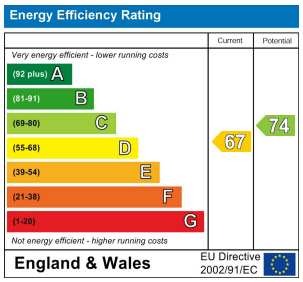
Floor Plan

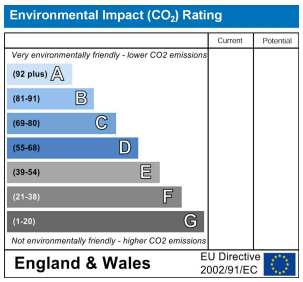


Area Map



Energy Efficiency Graph





Viewing

Please contact our Graham Watkins & Co Office on 01538 373308
if you wish to arrange a viewing appointment for this property or require further information.

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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