



59 Argles Road, Staffordshire, ST13 6PQ

Guide price £175,000

** GUIDE PRICE £175,000 to £200,000 **

"The best investment you'll ever make is in the place where life happens!"

A beautifully presented two-bedroom semi-detached home offering stylish and versatile accommodation, complemented by a useful loft room, private low-maintenance garden and secure off-road parking, ideally situated in the popular east end of Leek within easy reach of local shops, schools and amenities.

Denise White Estate Agents Comments

Beautifully presented throughout, this attractive two-bedroom semi-detached home offers stylish and versatile accommodation, perfectly suited to modern living. Occupying a popular position within the east end of Leek, the property enjoys the convenience of nearby schools, local shops and everyday amenities, whilst being just a short distance from the bustling market town centre.

An entrance hall welcomes you to the property, with stairs rising to the first floor and access into a spacious lounge. Flooded with natural light from a beautiful bay window to the front elevation, this inviting reception room provides an ideal space in which to relax before opening through to the dining kitchen.

Extending across the full width of the rear of the property, the dining kitchen forms the heart of the home. Fitted with a comprehensive range of units incorporating integrated appliances, together with space for a range-style cooker, the room offers ample space for a family dining table, creating an ideal setting for both everyday living and entertaining. A door leads directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces.

To the first floor, the main bedroom enjoys a pleasant outlook over the rear garden, featuring a cast iron fireplace and is enhanced by a feature panelled wall, creating a warm and contemporary feel. Bedroom two is positioned to the front elevation also retaining character with an attractive cast iron fireplace. Completing the accommodation is a modern family bathroom, fitted with a stylish white suite.

A staircase continues to the second floor, where a versatile loft room provides valuable additional accommodation. Benefiting from a range of built-in storage, this flexible space is ideal as a home office, hobbies room, snug or occasional living area.

Externally, a gated block-paved driveway to the

front provides secure off-road parking, whilst gated side access leads through to the enclosed rear garden. Designed with ease of maintenance in mind, the garden offers a wonderful outdoor space for al fresco dining, relaxing and entertaining, complete with a useful garden shed.

Situated on a popular residential street within the east end of Leek, the property is ideally placed for local schooling, shops and amenities, together with convenient access to the town centre and surrounding Staffordshire Moorlands countryside. Offering stylish accommodation in a sought-after location, this superb home is certain to appeal to first-time buyers, young professionals, downsizers and buy-to-let investors alike.

Location

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 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 Hall



Composite entrance door to the front aspect. Laminate flooring. Radiator. Stairs leading to the first floor. Ceiling light. Door leading into:-

Lounge

14'0" x 12'10" (4.27 x 3.93)



Carpet. Radiator. uPVC bay window to the front aspect. Fire recess with a stone hearth. Built-in storage cupboards to the alcoves. Coving to the ceiling. Ceiling light. Two wall lights. Door leading into:-

Kitchen

17'4" x 8'6" (5.29 x 2.60)



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Space for a range style cooker with extractor over, plumbing for automatic washing machine and space for a condensing tumble dryer. Integrated undercounter fridge and freezer. Tiled flooring. Part wooden panelled walls. uPVC windows to the side and rear aspects. uPVC door leading to the garden. Two ceiling lights.

First Floor Landing



Carpet. Radiator. uPVC windows to the front and side aspects. Ceiling spotlights. Built-in storage cupboards. Stairs leading to the loft room. Doors leading into:-

Bedroom One

10'4" x 10'4" (3.17 x 3.15)



Carpet. Radiator. uPVC window to the rear aspect. Picture rail. Feature panelled wall. Feature fireplace. Ceiling light.

Bedroom Two

11'1" x 8'2" (3.38 x 2.50)



Carpet. Radiator. uPVC window to the front aspect. Feature fireplace. Picture rail. Ceiling light.

Bathroom

7'2" x 6'7" (2.19 x 2.02)

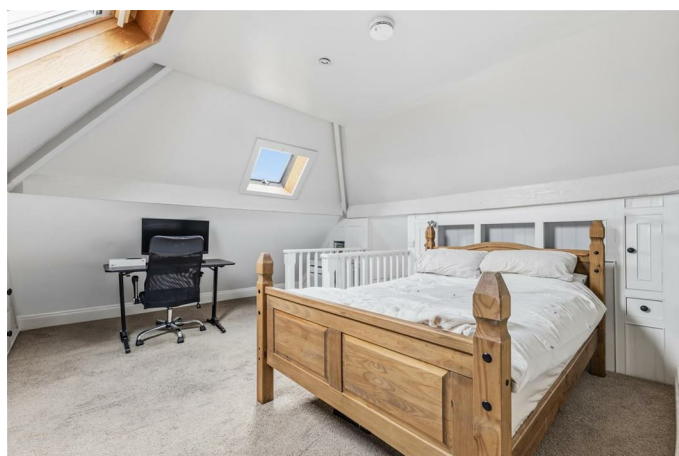


Fitted with a suite comprising of 'P' shaped bath with rainfall shower over, low-level WC and pedestal wash hand basin. Vinyl flooring. Wall mounted heated towel rail. Obscured uPVC window to rear aspect. Part tiled walls. Ceiling light.

Second Floor

Loft room

12'0" x 10'11" (3.66 x 3.35)



Carpet. Radiator. Velux windows to the side and rear aspects. Ceiling spotlights. Fitted with a range of built-in storage.

Outside



The rear garden has been designed with low maintenance in mind, creating an attractive outdoor space that can be enjoyed throughout the year, providing ample room for outside dining, relaxing and entertaining family and friends, whilst a useful garden shed offers practical storage for gardening equipment and outdoor furniture. Gated side access leads conveniently to the front of the property, where a secure block-paved driveway provides off-road parking behind double gates.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

No chain involved with the sale

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!

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property 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.

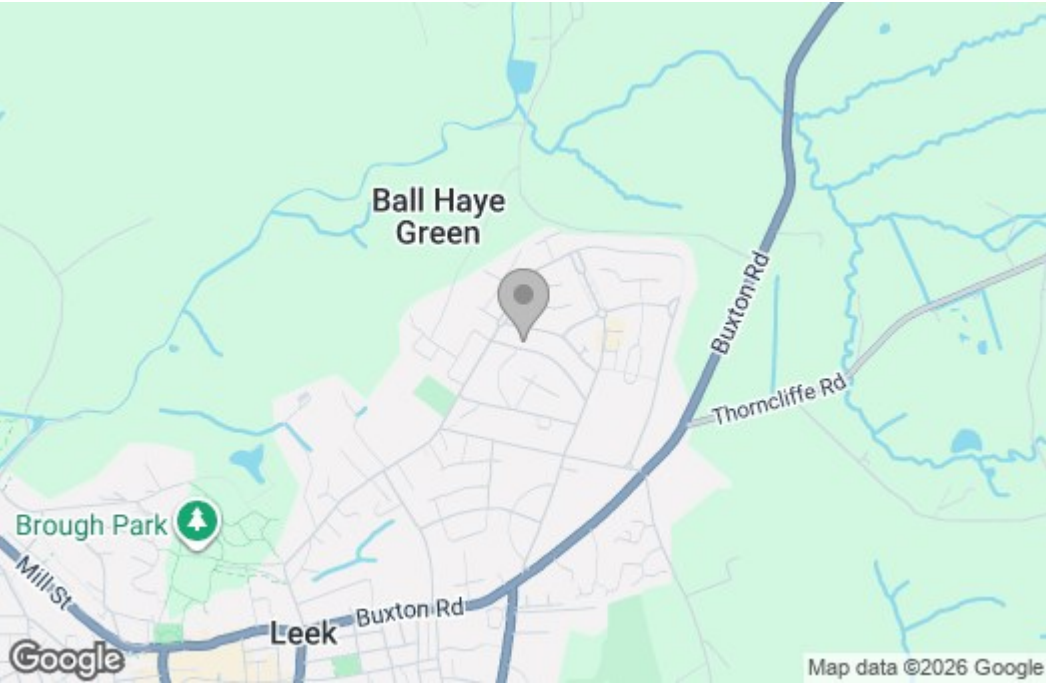
Buyer ID Checks

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.

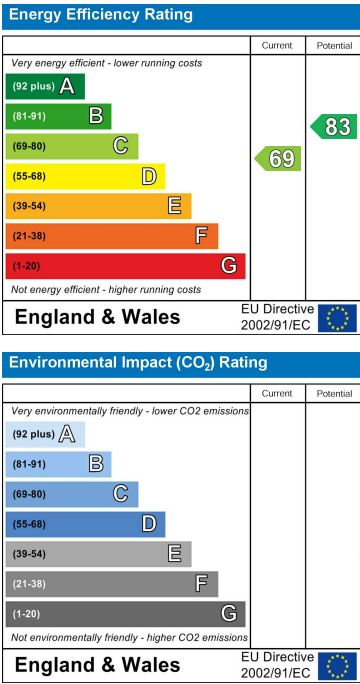
Floor Plan



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.