



9 Hawthorn Terrace

, Leek, ST13 6AW

Guide price £190,000

GUIDE PRICE £190,000 - £200,000

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"There's a lot of happy people here in this small town"

A blank canvas for the lucky new owners of this three- bedroom terrace home, full of character. Ideally suited for those looking to add their own vision and love. A highly sought after town centre location, positioned close to local schools, shops and transport links. Perfect for professionals, couples or small families.



Denise White Estate Agents Comments
Situating on the sought-after residential street, this charming three-bedroom terraced home offers a rare opportunity for buyers looking to modernise a property. This home provides the perfect canvas to create a truly bespoke space.

The location is hard to beat, with Brough Park, the town centre, doctors, leisure centre, and a range of local shops all within comfortable walking distance – ideal for those seeking both convenience and community.

Internally, the accommodation begins with an inviting entrance hall, showcasing detailed cornicing and stairs rising to the first floor. To the front, a good sized sitting room, while the well-proportioned dining room enjoys access to the rear yard with access also to the kitchen. The kitchen sits at the rear of the property.

Upstairs, the first floor offers three bedrooms (two double and a single) and a family bathroom to the rear. In addition the first floor landing provides access to the loft room which could also be used as a bedroom or office space.

Further to the accommodation this characterful property also boasts access to the cellar.

Externally, the property is approached with a landscaped paved patio seating area and has rear yard access.

Entrance Hallway
Wooden style flooring. Wall mounted radiator. Access to living room. Stair access leading to 1st floor accommodation. Ceiling light.

Living Room 23'3" x 12'5" max (7.10 x 3.81 max)
Wooden staff forum. Wall mounted radiators. UPVC double glazed window to the front aspect. Access to outside. Access to kitchen. Ceiling lights.

Kitchen 10'4" x 8'5" (3.16 x 2.57)
Tiles for him. Range of wall and base units. Wall mounted radiator. Plumbing for washing machine. Space for dishwasher. Drainer style sink unit. Bosch gas hob. Integrated Belling oven. UPVC double glazed windows to the side aspect. Access to cellar. Inset spotlights.

Bathroom 10'11" x 8'7" max (3.33 x 2.62 max)
Foreign. Wall mounted radiator. Pedestal style wash hand basin. WC. Shower cubicle. Boiler access. Inset spotlights.

Bedroom One 10'0" x 9'10" max (3.05 x 3.02 max)
Fitted carpet. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Two 10'10" x 9'9" max (3.31 x 2.98 max)
Fitted carpet. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to front aspect. Ceiling light.

Bedroom Three 7'5" x 6'11" (2.27 x 2.11)
Fitted carpet. Wall mounted radiator. Fitted storage. UPVC double glazed window to the front aspect. Ceiling light.

Loft Room 14'5" x 13'10" max (4.40 x 4.23 max)
Fitted carpet. Wall mounted radiators. Fitted wardrobes. Velux window. Inset spotlights. Could be used as a bedroom or office space.

Cellar
Outside
The property is approached via a beautifully paved patio area, perfect for sitting and relaxing in the sun. To the rear is a practical yard.

Agents Notes
Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band A
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.

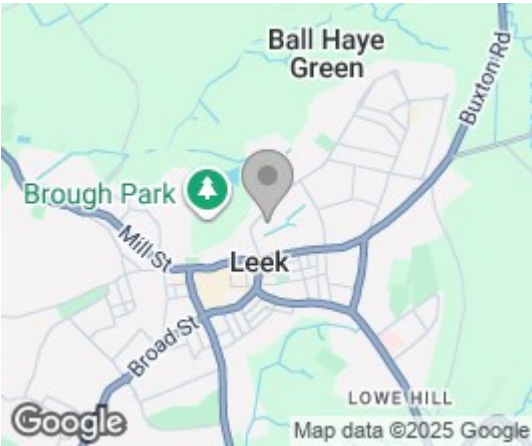
Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

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.

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.

Area Map



Floor Plans



Energy Efficiency Graph

