DENISE WHITE™
BESPOKE ESTATE AGENT









24 Spencer Avenue, Staffordshire, ST13 5PA

Offers in the region of £550,000

PHONE LINES OPEN 9AM–9PM, MONDAY TO SATURDAY - SUNDAYS 10AM–2PM

"A stunning six bedroom heritage home harbouring many beautiful antique features that the present owners have lovingly restored to breathe new life into these historic gems"

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White's Comments



A substantial, six bedroom, unique period residence that is situated within the heart of the market town of Leek, with off road parking and gardens to the front rear.

Situated a stone's throw from the town centre is this elegant period residence which is exceptionally well presented and has been upgraded by the present owners since ownership. The property now provides flexible three-storey family accommodation to suit the majority of buyers requirements. Designed to retain and enhance many fine original features, reflecting the evolution of the property throughout the ages yet providing the modern expectations of a families needs.

The accommodation comprises of a distinctive entrance hall with Minton tiled flooring and a stunning feature staircase leading to the first floor. The drawing room has a feature period fireplace and a deep bay window to the front aspect. The sitting room is located to the rear of the house with double doors leading to the rear garden, full length windows and a feature fireplace with multi fuel fire. There is an additional reception room which could be utilised as a breakfast or dining room which also houses a fireplace with multi fuel stove, exposed quarry tiled flooring and leads directly into the kitchen. The kitchen has been totally remodelled to include a stylish traditional range of units with granite worksurfaces, breakfast island, integrated appliances, roof lantern and access to the rear garden. There is a useful downstairs cloakroom.

On the first floor is a large and spacious landing providing access to two double bedrooms, family bathroom and separate toilet. The main bedroom is situated at the front of the house and is absolutely stunning in design and space and has the benefit of an en-suite shower room.

On the second floor you are greeted with a good size landing with a feature stained glass roof lantern. Access is gained into the additional four good size bedrooms, two with en-suite shower rooms.

The gardens are to the front and rear of the property. There is vehicular access up the side of the property that leads to double gates leading to the rear of the house. There is a hardstanding area that can be utilised as parking space or garden space. The rear garden is enclosed with walled garden space which provides garden and a decked seating patio area.

Entrance Porch

6'01" x 4'11" (1.85m x 1.50m)

Double doors, Minton Floor.

Reception Hallway

19'05" max x 9'10" max (5.92m max x 3.00m max)

Stained glass panelling to the main entrance, feature Minton flooring, picture rail, stairs off to first floor accommodation, feature wooden panelling to staircase, radiator. Access into the sitting room, dining room and breakfast room.

Drawing Room

16'04 x 17'05" max into bay (4.98m x 5.31m max into bay)



uPVC bay window to front, beautiful period fireplace with tiled inset, living flame gas fire, cornice to the ceiling, carpet flooring, picture rail, television point, radiator, alcove.

Sitting Room

18'11" x 11'18" (5.77m x 3.35m)



Original wood flooring, double doors leading out to rear the rear garden, full length windows to the rear, window to the side with stained glass panel, multi fuel burner set in a period fireplace with mirror over and tiled hearth, picture rail, cornice to ceiling, ceiling light, dado rail, radiator, alcove.

Breakfast Room

15'09" x 12'04 max (4.80m x 3.76m max)



Wooden sash window with roof windows over, feature wooden carved fireplace with multi fuel burner, tiled inset and hearth, quarry tiled flooring, two radiators, two storage cupboards, original servant bells, ceiling light. Access gained into the kitchen.

Cellar

19'04 x 15'04 (5.89m x 4.67m)

Useful cellar space which could be adapted into additional accommodation subject to any necessary planning consents.

Kitchen

17'10" max x 12'04" max (5.44m max x 3.76m max)

A stunning kitchen with an extensive range of base and wall and base units with granite work tops over, double Belfast sink with central tap and granite drainer, plate racks over sink area, integrated dishwasher, window over the garden area, wall mounted cylinder style contemporary radiator, full glass door leading out to the garden complemented by full length window and glass roof lantern, fitted storage space with space for a large American fridge,freezer, additional wall mounted contemporary radiator, falcon range style cooker with extractor hood over, built in microwave, wine cooler, breakfast bar area with seating and additional storage space with granite work surface over, the flooring is sectioned with wooden and quarry tiled areas, inset spotlighting and concealed lighting under units, access to the cloakroom.

Cloakroom



Wooden flooring, toilet, sink with splash back and uPVC window to rear, extractor fan, inset spotlighting, wall mounted contemporary style radiator.

First Floor Accommodation

Landing

17'03" max x 9'11" (5.26m max x 3.02m)



Carpet flooring, cornice to ceiling , picture rail, access to the first floor accommodation and stairs leading to the second floor.

Family Bathroom

9'11" max x 8'11" (3.02m max x 2.72m)



Wooden flooring, roll top bath with overhead shower with black and white tiled design tiling, vanity sink unit with storage space under and tiled splash backs, storage cupboards, ceiling light, wall mounted Victorian style radiator and uPVC window to rear.

W.C

Wooden flooring, toilet, wash hand basin, uPVC window to side, dado rail and cornice to ceiling, ceiling light, heated towel rail.

Principle Bedroom

17'05" x 17'0" max (5.31m x 5.18m max)

Wooden flooring uPVC bay window to the front aspect, cornice to ceiling, picture rail, beautiful feature fireplace with tiled inset and hearth and two radiators, access into the en-suite.

En Suite

8'08" x 5'06" (2.64m x 1.68m)



Wooden flooring, part tiled walls, uPVC window to front aspect, spot lights, coving to the ceiling, W.C. vanity wash hand basin with storage under, bidet, shower cubicle with jet sprays and shower head, heated towel rail, good size storage cupboard with hanging space and radiator.

Bedroom Two

18'07" x 12'0" (5.66m x 3.66m)



Wooden sash windows to rear aspect, wooden flooring, cornice to ceiling, ceiling lights, picture rail, feature fireplace, vanity sink unit with storage under, tiled splash back and two radiators.

Second Floor Landing

13'07" x 10'02" (4.14m x 3.10m)



Carpet flooring, stunning feature stained glass roof lantern, ceiling light, access to the second floor accommodation.

Bedroom Three

18'07" x 12'01" (5.66m x 3.68m)



Wooden flooring, uPVC window to rear, picture rail, feature fireplace and wooden surround with tiled inset and hearth, radiator, two ceiling lights.

En Suite

4'10" x 3'0" (1.47m x 0.91m)



Wooden flooring, shower cubicle with electric shower, wash hand basin with tiled splash backs, W.C. heated towel rail, extractor fan, inset spotlighting.

Bedroom Four

16'09" max x 12'0" max (5.11m max x 3.66m max)



Wooden flooring, uPVC window to front aspect, feature fire surround with tiled inset and hearth,picture rail, radiator, ceiling light, access to the en-suite shower room.

En Suite

7'07" x 2'06" (2.31m x 0.76m)



Wooden floor, fully tiled shower cubicle with electric shower, wash hand basin with tiled splash backs, W.C. wall mounted radiator, extractor fan, inset spotlighting.

Bedroom Five

15'05" max x 10'09" (4.70m max x 3.28m)



Carpet flooring, storage cupboard/ airing cupboard, radiator, uPVC window to front

Bedroom Six

13'07" x 10'02" (4.14m x 3.10m)

Wooden flooring, uPVC window to rear aspect, radiator and Skylight, ceiling light, fireplace.

Outside



To the front there is a lawned garden with decked seating area. Gated access to the front and side aspects of the property. There is side vehicular access to the side of the house which leads to double gates to the rear of the property and a hardstanding area can provide off road parking. (Electric Gates) To the rear there is a good size enclosed walled garden area with decked seating space.

what3words
///explained.sorters.known

Agents Notes
All mains services connected
Freehold

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 and all the team live locally and 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 !!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Property to Sell or Rent ?
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.

Ned Help With Your 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.

You Will 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.

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



Cellar
Floor area 32.0 sq. m. (344 sq. ft.) approx

Ground Floor
Floor area 81.0 sq. m. (872 sq. ft.) approx

First Floor
Floor area 79.0 sq. m. (850 sq. ft.) approx

Second Floor
Floor area 72.0 sq. m. (775 sq. ft.) approx

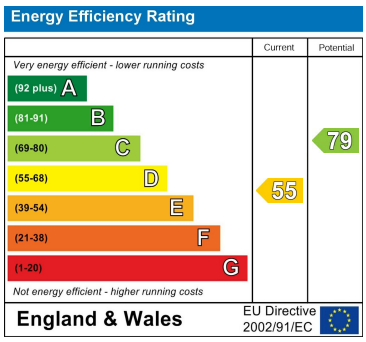
Total floor area 264.0 sq. m. (2,842 sq. ft.) approx

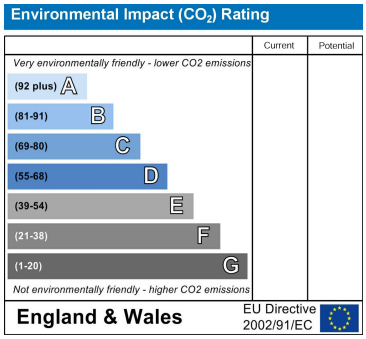
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk