



## **2 Garden Street, Leek, Staffordshire, ST13 8DZ**

**Offers in the region of £170,000**

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"One of a Kind!"

This stunning detached residence, renovated to perfection, is a rare find with off-road parking. Located just moments from Leek Town Centre, it offers modern and comfortable accommodation. Whether you're a first-time buyer, investor, or looking to downsize, this hidden gem is your dream home! Don't miss out!

#DreamHome #HiddenGem #FirstTimeBuyers\*

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### Denise White Estate Agent Comments

This unique property, constructed in 2008, provides a perfect blend of comfort and convenience. Situated as the only detached residence on the street, it offers a rare opportunity to enjoy the benefits of off-road parking, a feature that is hard to find in such close proximity to the town centre. Moreover, the interior of the property has recently undergone renovations, ensuring a modern and inviting living space.

Upon entering, you will be greeted by generously proportioned rooms that provide ample living space. The ground floor boasts a contemporary fitted kitchen, equipped with all the modern amenities. Adjacent to the kitchen, you will find a spacious lounge, perfect for relaxation.

Moving to the first floor, you will discover two well-appointed bedrooms served with a stylish and contemporary shower room.

One of the highlights of this property is the private rear garden and patio area, a convenient shed is also available, providing additional storage space for your belongings.

In summary, this property stands out from the rest with its detached status and the added benefit of off-road parking. The modern interior, spacious rooms, and private rear garden make this home a rare find. Don't miss the opportunity to experience comfort and convenience in this property.

### Location

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

### Kitchen

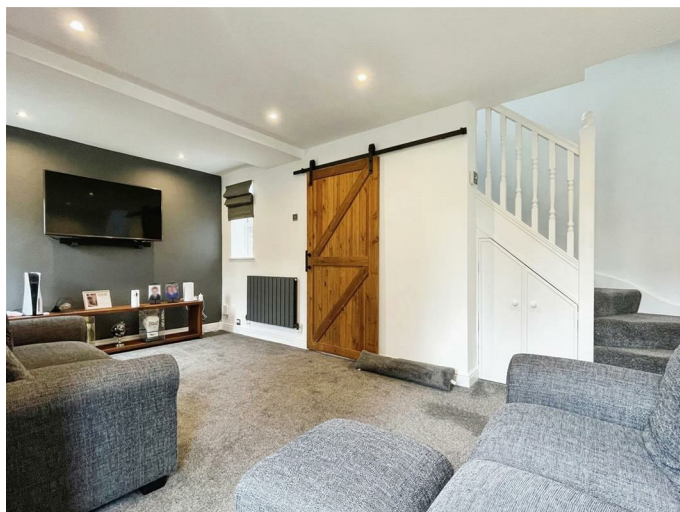
11'10" x 8'10" (3.61 x 2.70)



Large uPVC window to the front aspect, a uPVC door to the side aspect, tiled flooring, matching wall and base units, an integrated electric oven and four ring hob, ceiling light and spotlights, and a column radiator. With a handy storage space for coats and shoes under the stairs. Through a bespoke sliding door into the lounge.

## Lounge

17'0" x 9'7" (5.19 x 2.94)



uPVC French doors to the rear and two windows, one to the front and one to the rear. Carpet, spotlights to the ceiling, understairs storage and radiator.

## First Floor Landing

uPVC window to the side, carpet, spotlights to the ceiling and doors leading to :-

## Bedroom One

12'0" x 8'11" (3.67 x 2.72)



Two uPVC window to the front aspect, carpet, ceiling light and radiator.

## Shower Room

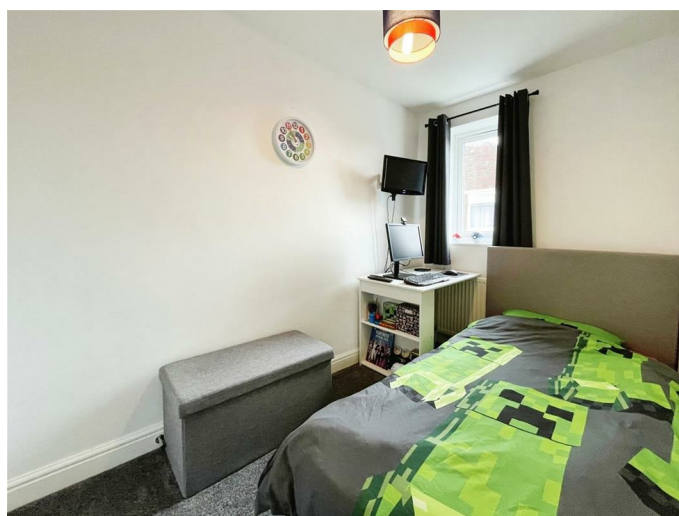
6'4" x 5'6" (1.95 x 1.70)



Frosted uPVC window to the rear, vinyl flooring, part tiled walls, spotlights to the ceiling, large walk in shower with waterfall shower head, wall mounted hand basin, WC and heated towel rails.

## Bedroom Two

9'9" x 5'10" (2.98 x 1.79)



uPVC window to the rear, carpet, ceiling light, radiator and built in storage cupboard.

## Outside



Off road parking to the front on a tarmacked driveway. Gated access to the rear where you will find a gravelled patio area and a laid to lawn area. Also provided is a good sized shed for storage.

### Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands B

### 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 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.

### 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



## Ground Floor

Floor area 29.9 sq.m. (322 sq.ft.)

## First Floor

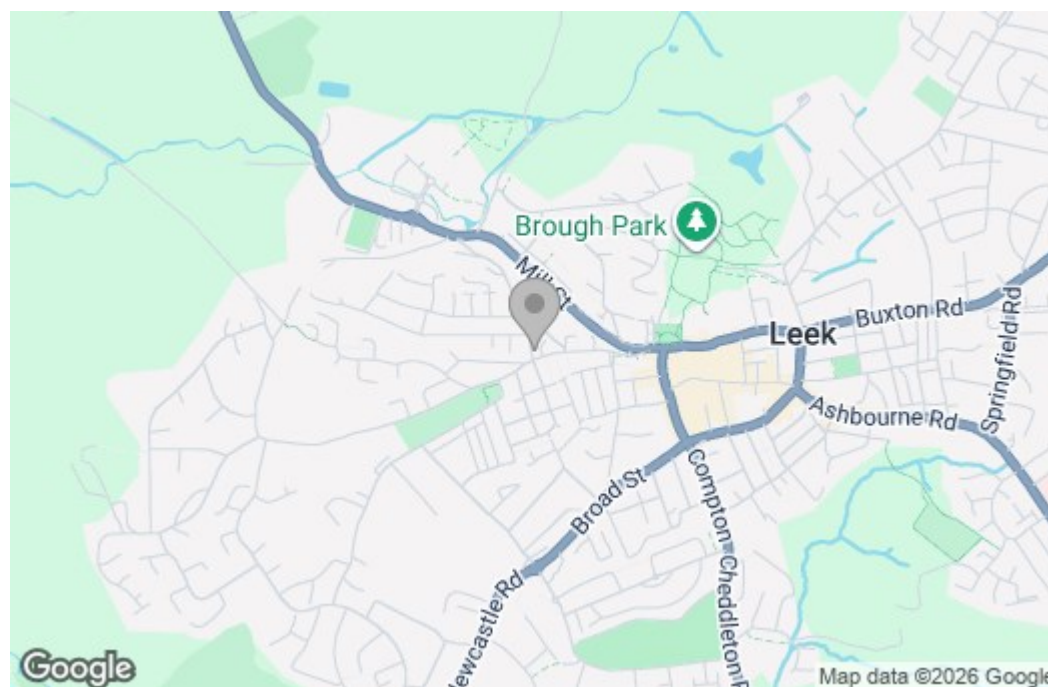
Floor area 24.2 sq.m. (261 sq.ft.)

TOTAL: 54.1 sq.m. (582 sq.ft.)

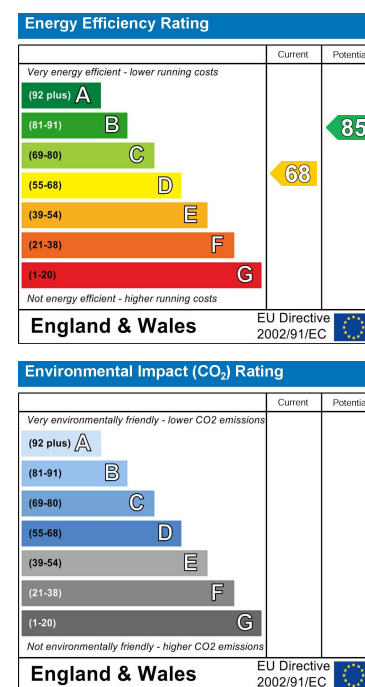
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.