



**197 Buxton Road, Leek, ST13 6NF**

**Asking price £325,000**

Call us to arrange a viewing 9am - 9pm 7 days a week!

"A new home is not just a place, it's a new beginning." - Unknown

A charming two-bedroom detached bungalow on the highly sought-after Buxton Road, on the outskirts of the popular market town of Leek. Set on a generous plot with spacious front and rear gardens, a large driveway, and a detached garage, this property offers plenty of outdoor space and parking. Inside, the bungalow is full of potential, featuring original parquet flooring, two spacious double bedrooms, and attractive bay windows. Requiring modernisation throughout, it presents the perfect blank canvas to create your ideal home in a desirable location.

### Denise White Estate Agents Comments

Situated on the desirable Buxton Road, on the outskirts of the vibrant market town of Leek, this attractive double-fronted detached bungalow presents a fantastic opportunity for those seeking a home with potential in a prime location.

Occupying a generous plot, the property enjoys spacious and well-established front and rear gardens, largely paved for low maintenance, and adorned with mature borders featuring a variety of shrubs and perennials, including beautiful hydrangeas. To the rear, a long driveway provides ample off-road parking for multiple vehicles and leads to a detached single garage, ideal for storage or secure parking.

The bungalow itself requires modernisation throughout, offering a blank canvas for buyers to put their own stamp on the property. Inside, the home retains some charming original features, including parquet flooring in the entrance hall and living room. The living room also benefits from a gas fire and a large bay window overlooking the front garden, creating a bright and welcoming space.

There are two generously proportioned double bedrooms, both offering plenty of space and natural light. To the rear, the kitchen diner overlooks the garden and comes fitted with base units, offering scope for renovation and reconfiguration. A rear porch and side passage further enhance the potential to extend or adapt the layout to suit modern living needs.

Externally, the laundry room can be accessed from the rear of the property.

With its spacious plot, attractive frontage, and enviable position on one of Leek's most popular roads, this bungalow represents a rare opportunity to create a bespoke home in a sought-after location. Ideal for those looking to downsize, invest, or renovate, early viewing is highly recommended.

### 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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.



### Entrance Hall



Parquet flooring. uPVC Door to the front aspect. Wall mounted radiator. Wall light. Coving. Loft access.

### Living Room

13'8" into bay x 15'2" (4.18 into bay x 4.63 )



Parquet flooring. Wall mounted radiator. uPVC double glazed bay window to the front aspect. uPVC double glazed window to the side aspect. Coving. Ceiling light.

### Kitchen

11'8" x 12'5" (3.57 x 3.80 )



Tiled flooring. Wall mounted radiator. uPVC double glazed window to the rear aspect. Base units with laminate work surfaces above. Stainless steel sink and drainer unit with mixer tap above.

### Bedroom One

11'8" x 12'5" (3.58 x 3.79 )



Wood effect laminate flooring. Wall mounted radiator. uPVC double glazed bay window to the front aspect. Coving. Ceiling light.

### Bedroom Two

10'11" x 11'10" (3.34 x 3.63 )



Wood effect laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Coving. Ceiling light

### Bathroom

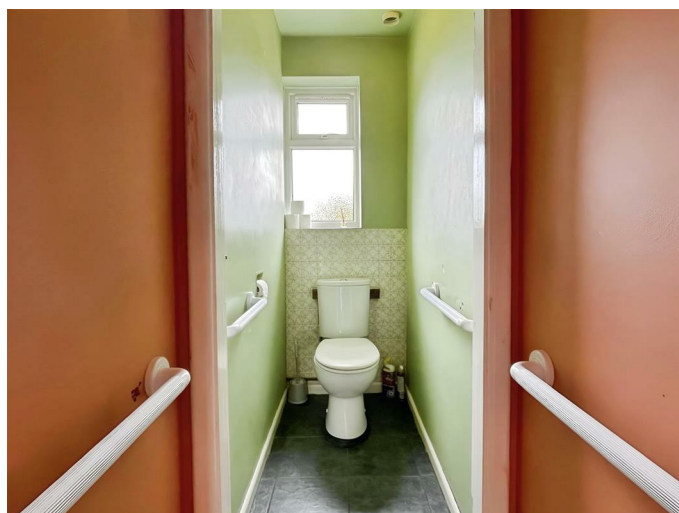
5'5" x 8'0" max (1.66 x 2.46 max )



Tiled flooring. Tiled walls. Pedestal wash handbasin. Wall mounted radiator. Storage cupboard housing combination boiler. uPVC double glazed window to the rear aspect. Extractor fan. Ceiling light.

### WC

8'0" x 2'9" (2.46 x 0.84 )



Tile flooring. Low-level WC. Obscured uPVC double glazed window to the rear aspect. Ceiling light.

### Outside store

11'9" x 4'10" (3.59 x 1.48 )

Plumbing for washing machine. Power and lighting. Single glazed window to the rear aspect.

### Garage

17'7" x 9'1" (5.38 x 2.79 )

Concrete flooring. Window to the side aspect. Power and lighting. Up and over door to the front aspect. Door to the rear aspect.

### Rear Porch

3'11" x 3'3" to cupboard. (1.20 x 1.01 to cupboard. )



Tiled flooring. Built in large storage Ceiling light.



### Side Porch

10'2" x 8'0" (3.12 x 2.44)



Tiled effect flooring. Wooden single glazed windows to the front side and rear aspect. Doors to the front and rear aspect. Wall mounted radiator.

### Outside



The property occupies a generous plot with low maintenance paved front and rear gardens with surrounding borders featuring a range of shrubs. There is a detached garage which is perfect for additional storage or more secure parking. There is a driveway to the rear of the home which provides off road parking for multiple vehicles and a separate lawned area with large hydrangea bush.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

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.

### **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 Require 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.

### **WE WON!**



### Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored 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.

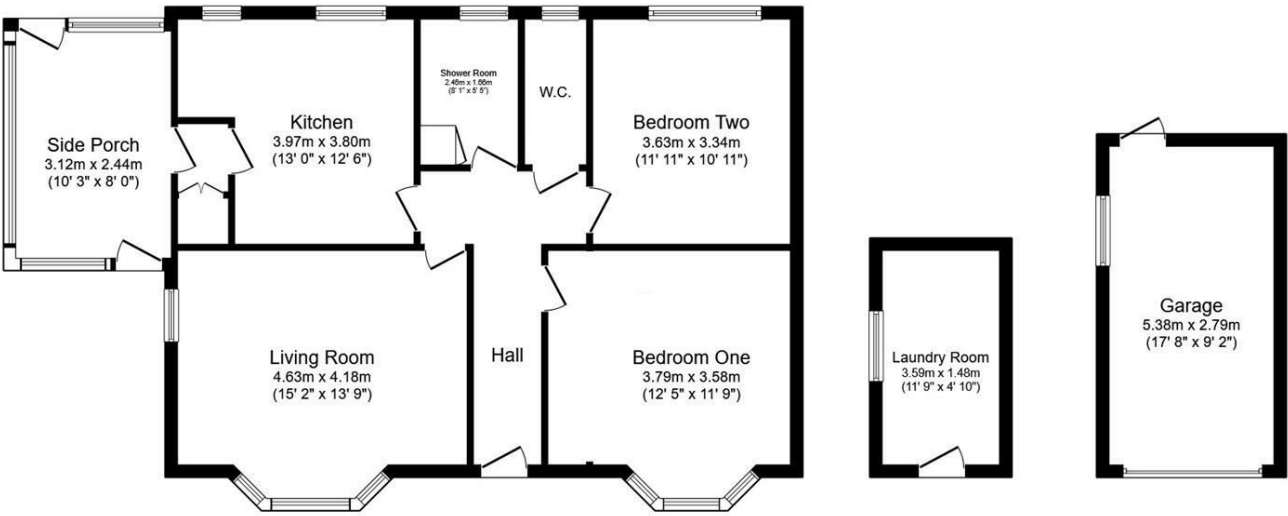
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the 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.

Floor Plan



Floor Plan  
Floor area 90.4 sq.m. (973 sq.ft.)

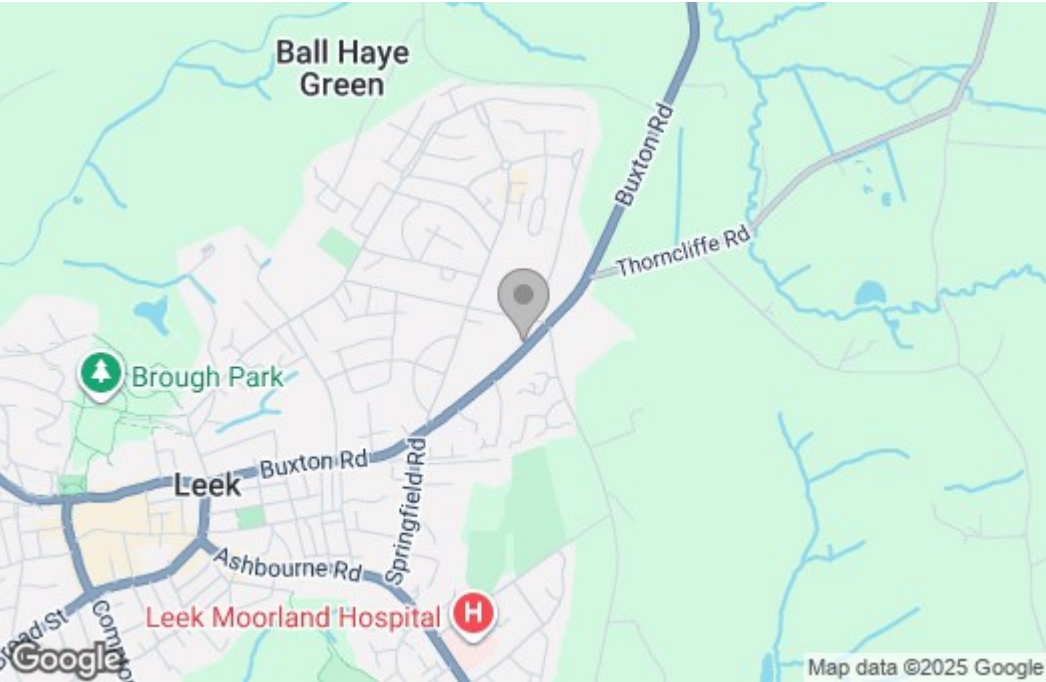
Outbuilding  
Floor area 22.2 sq.m. (239 sq.ft.)

Total floor area: 112.6 sq.m. (1,212 sq.ft.)

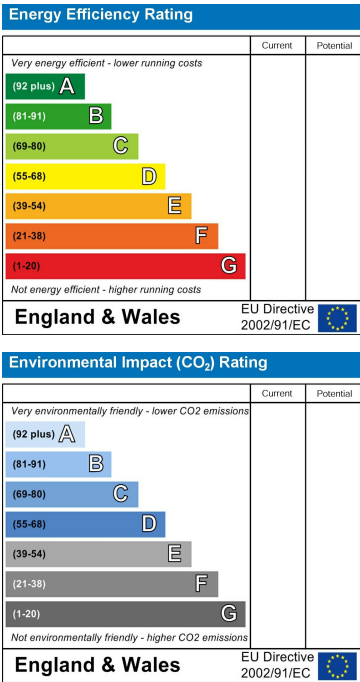
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.