



34 Buxton Road

Leek, Staffordshire, ST13 6EE

£650



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Denise White Estate Agent Comments

A most attractive two bedroom terrace property with a good-sized garden and a stone throw away from centre of the market town of Leek.

We are delighted to offer to the market, to let, this beautifully presented property which has been recently updated by the present owners with new fixture and fittings and a stylish decor throughout..

The accommodation flows with a lounge, dining room and a fitted kitchen to the ground floor. To the first floor there are two bedrooms and a bathroom.

The property has a Gas Central Heating system which is run off a combination boiler and uPVC double glazing throughout.

To the rear of the property there is a private yard with gated access leading to a further raised patio seating area. Low maintenance and spacious enough to lounge in the sun or entertain friends and family!

Just a short walk from the property you'll find Leek Town Centre and its amenities including many independent shops, pubs and restaurants, as well the Library, Supermarkets and Leisure Centre.

An early viewing of this property would be advised to avoid disappointment!

Lounge

11'8" x 10'7" (3.56m x 3.25m)

Composite Entrance door to the front aspect. Carpet. Radiator. uPVC window to the front aspect. Feature fireplace. Ceiling light. Stairs off to the first floor. Door leading into:-

Dining Room

11'7 x 8'9 (3.53m x 2.67m)

Carpet. Radiator. uPVC door to the rear aspect. Ceiling light. Opening into:-

Kitchen

9'8 x 5'6 (2.95m x 1.68m)

Fitted with a modern range of units with work surfaces over, incorporating a Single Electric Oven and Four Ring Gas Hob with extractor over. Tiled floor. uPVC window to the side aspect. Two ceiling lights. Cupboard housing Glow Worm combi boiler.

Bedroom One

10'8 x 8'1 extending to 11'9 max (3.25m x 2.46m extending to 3.58m max)

Carpet. Radiator. Two uPVC windows to the front aspect. Ceiling light. Storage area off with hanging rail.

Bedroom Two

6'4 x 9'2 max (1.93m x 2.79m max)

Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom

6'1 x 5'1 (1.85m x 1.55m)

Fitted with a white three piece bathroom suite with electric shower over the bath. Tiled Floor. Part tiled walls. Radiator. Obscured uPVC window to the rear aspect. Ceiling light.

Outside

To the rear of the property there is a private enclosed yard with gated access leading to a further raised patio seating area.

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 wine 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.

Agent Notes

Gas central heating system
Double glazing
Council tax band - A

About Your Agent

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek 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.

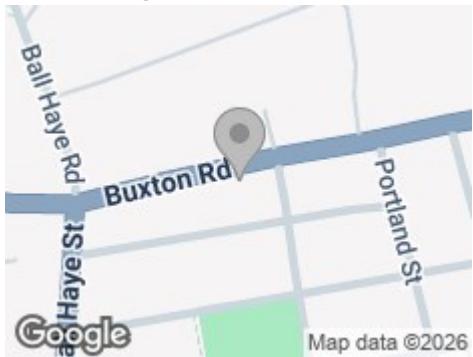
Please do get in touch with us if you need any help or advise.

Deposit

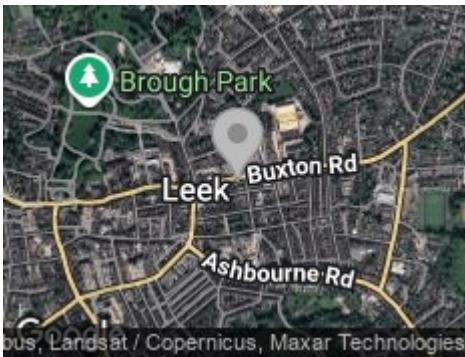
Deposit - Is typically equal to five weeks' rent but may vary. In this case the Deposit would be £750. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit



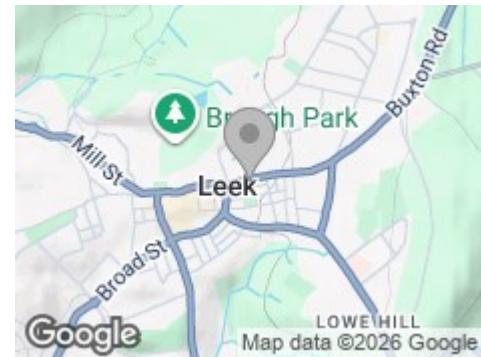
Road Map



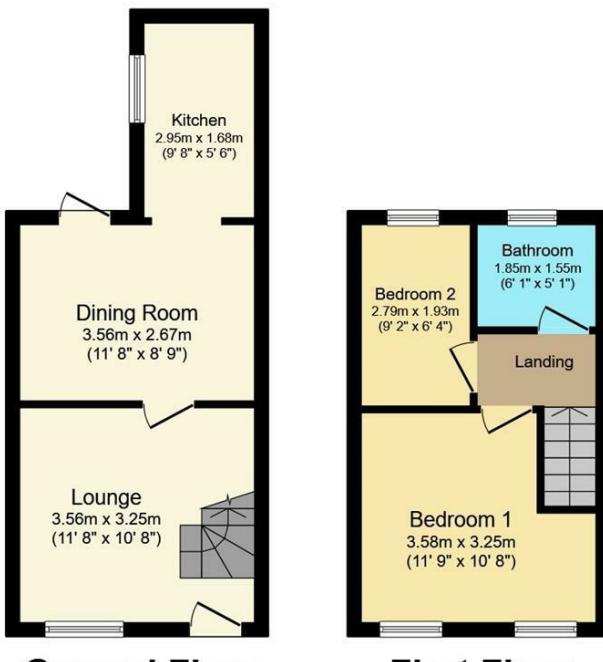
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

Floor area 26.5 sq.m. (285 sq.ft.) approx

First Floor

Floor area 21.4 sq.m. (230 sq.ft.) approx

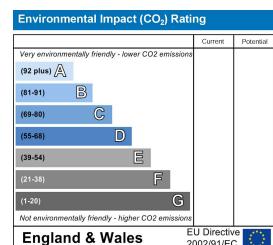
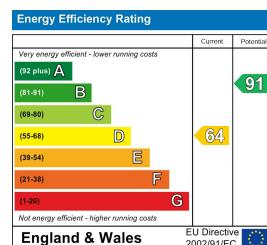
Total floor area 47.9 sq.m. (516 sq.ft.) approx

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

Viewing

Please contact us on 01538 381 772/ 01782 901 088/ 07854643365 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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