



23 Morley Street, Leek, ST13 8BE

Guide price £185,000

GUIDE PRICE: £185,000 – £195,000

“Your home should tell the story of who you are, and be a collection of what you love.” – Nate Berkus

This impressive semi-detached property offers an exciting opportunity for couples or young families looking to add their own style to a spacious home. With four bedrooms, off road parking and a minute's walk to Westwood Recreation Ground, this property is bursting with potential!

Denise White Estate Agent's Comments

Situated in the highly sought-after West End of town, this four-bedroom semi-detached property presents a fantastic opportunity for buyers looking to modernise and personalise a spacious family home to their own tastes.

The property has already benefitted from an attic conversion, adding two additional bedrooms to the second floor and creating flexible accommodation spread across three well-proportioned levels.

To the ground floor, you'll find a generous living room which flows through to the kitchen diner at the rear. A convenient downstairs WC adds to the practicality of the layout.

The first floor offers two good-sized bedrooms, including a large double to the front, along with a well-appointed family bathroom. The top floor features two further bedrooms, ideal for growing families, home working, or guest accommodation.

Externally, the property is set back from the road behind a mature hedge, offering a degree of privacy. A shared driveway leads to the rear of the home where you'll find off-road parking for one vehicle, along with a low-maintenance paved yard and a useful storage shed.

With its spacious layout, popular location, and scope for improvement, this property is ideal for families or buyers seeking a project with great long-term potential.

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 Hallway

Fitted carpet. Wall mounted radiator. Stair access leading to first floor accommodation. Access to living room. Ceiling light.

Living Room

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



Fitted carpet. Wall mounted radiator. Electric fire. UPVC double glazed window to the front aspect. Access to kitchen. Ceiling light.

Kitchen

15'3" x 9'6" (4.66 x 2.90)



Vinyl flooring. Range of base units. Space for cooker. Space for fridge freezer. Plumbing for washing machine. UPVC double glazed windows to the rear aspect. Ceiling lights.

WC

Vinyl flooring. WC. UPVC double glazed window to the side aspect. Boiler. Ceiling light.

First Floor Landing

Fitted carpet. Obscured UPVC double glazed

window to the side aspect. Stair access leading to second floor accommodation.

Ceiling light.

Bedroom One

16'9" x 11'0" max (5.12 x 3.36 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed windows to the front aspect. Fitted wardrobes. Ceiling light.

Bathroom

8'11" x 7'5" max (2.73 x 2.28 max)



Vinyl flooring. Wall mounted radiator. Pedestal style wash hand basin. WC. Fitted bath. Shower cubicle. Electric shower. Obscured UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Two

10'11" x 9'3" max (3.34 x 2.83 max)



Wooden style flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Second Floor Landing

Fitted carpet. Ceiling light.

Bedroom Three

9'1" x 7'3" (2.78 x 2.21)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to rear aspect. Ceiling light.

Bedroom Four

13'10" x 7'3" (4.23 x 2.22)



Fitted carpet. Wall mounted radiator. Velux windows. Ceiling light.

Outside

To the side of the property is a shared driveway leading to the rear of the home where you will find parking for one vehicle and a low maintenance paved yard. There is additional on street parking at the front of the home.

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.

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.

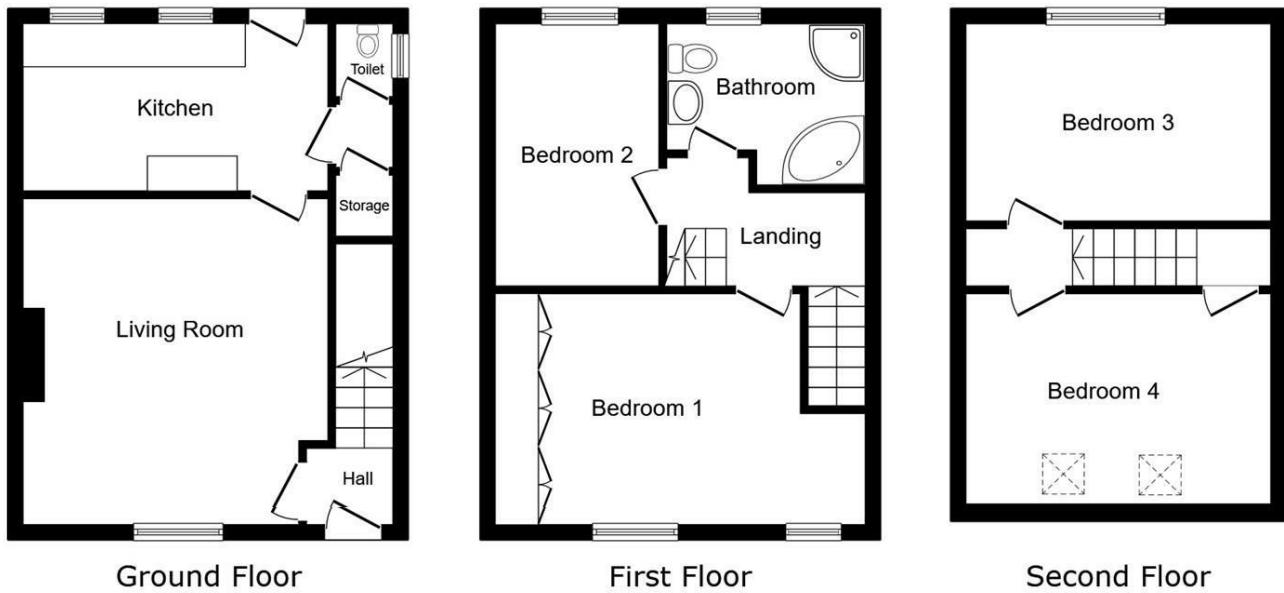
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

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.

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.

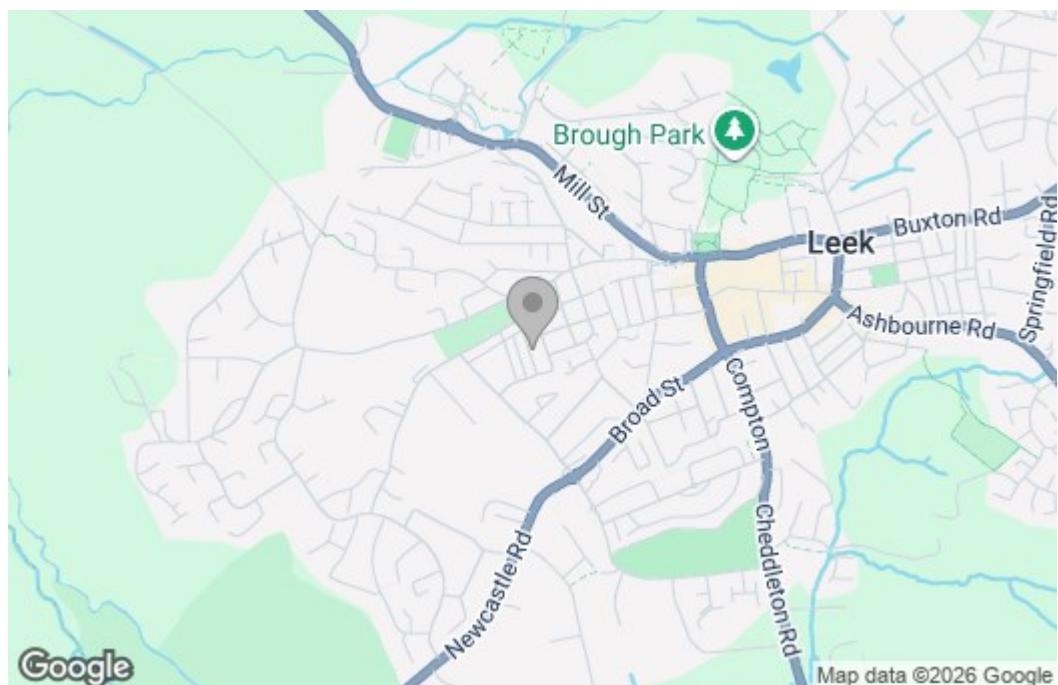
Floor Plan



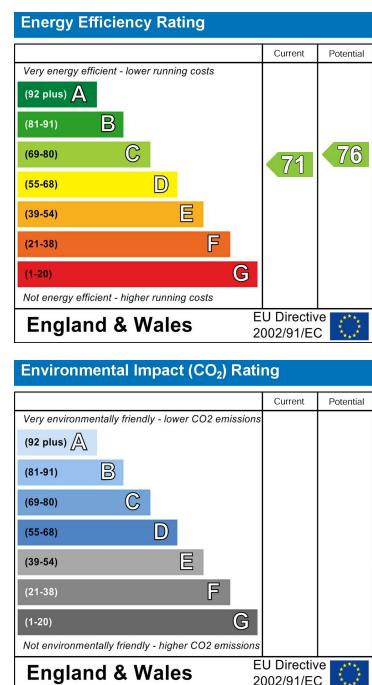
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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.