



9 Fair View Road, Leek, Staffordshire, ST13 5BY

Offers in the region of £195,000

Step inside this immaculately presented two-bedroom townhouse, perfect for those in search of comfort and style. Featuring a cosy log burner, a delightful kitchen diner, two generous double bedrooms, and off road parking, this home offers warmth and elegance throughout. This is a must see home ready to move straight into.

Denise White Estate Agent Comments

Situated in the sought-after Pickwood area, this immaculately presented two-bedroom townhouse offers contemporary, neutral interiors and a stylish finish throughout, perfect for modern living.

To the ground floor, the property boasts a generously sized living room featuring a bay style window and a cosy log burner – the ideal space for relaxing evenings. To the rear, a spacious kitchen diner provides a welcoming hub of the home, complete with tongue and groove panelling and direct access to the rear garden.

Upstairs, you'll find two well-proportioned double bedrooms. The principal bedroom is a standout, showcasing bespoke panelling and dual windows to the front aspect, allowing natural light to flood the space. The modern bathroom serves both bedrooms and features a sleek three-piece suite.

Externally, the home benefits from off-road parking to the front, while to the rear, a beautifully maintained garden offers two separate stone patio areas, raised borders, and a lawn – perfect for entertaining or enjoying outdoor living.

Conveniently located on the outskirts of town and within close proximity to Pickwood park, this turnkey property is ideal for first-time buyers, downsizers, or investors alike.

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 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

Entrance Hallway

Wooden style flooring. Wall mounted radiator. Access into living room. Stairs leading to first floor accommodation. Ceiling light.

Living Room

14'9" x 13'0" max (4.52 x 3.97 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Access into kitchen. Fireplace with tiled hearth and brick surround. Log burner. Ceiling light.

Kitchen

16'5" x 10'0" max (5.02 x 3.05 max)



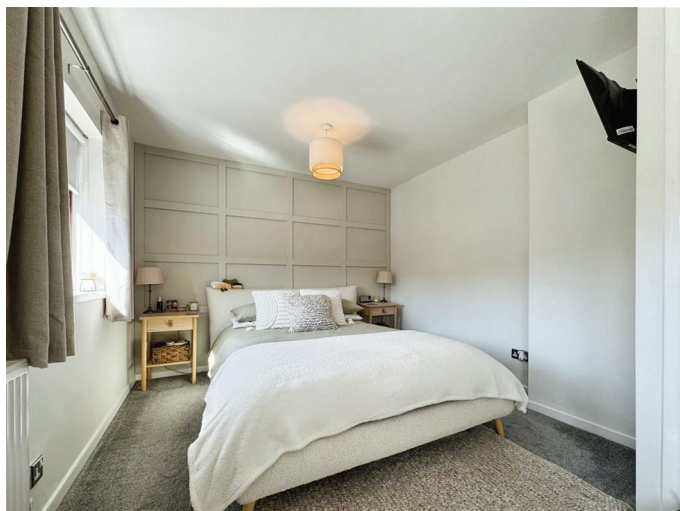
Wooden style flooring. Wall mounted radiator. Range of base units. Stainless steel drainer style sink unit. Space for fridge freezer. Plumbing for washing machine. Lamona gas hob. UPVC double glazed windows to the rear aspect. Storage cupboard. Access to garden. Ceiling light.

First Floor Landing

Fitted carpet. Access to boiler. Loft access. Ceiling light.

Bedroom One

16'5" x 10'2" max (5.01 x 3.10 max)



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

Bedroom Two

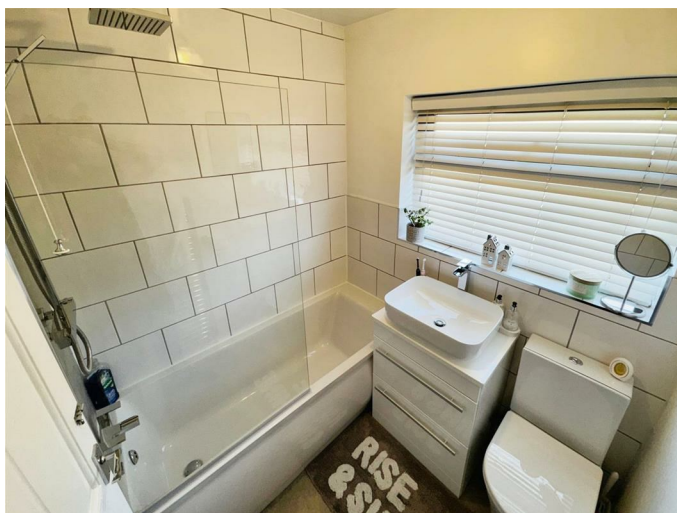
10'1" x 10'0" (3.08 x 3.05)



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

Bathroom

5'11" x 5'6" (1.81 x 1.68)



Tiled flooring. Heated towel rail. WC. Wash handbasin. Bath tub. Rain style shower. Obscured UPVC double glazed window to the rear aspect. Ceiling light.

Outside



To the front of the property is off road parking. To the rear is a well maintained enclosed garden with two stone patio areas and raised borders surrounding and separating the lawn area.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band 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



"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 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..

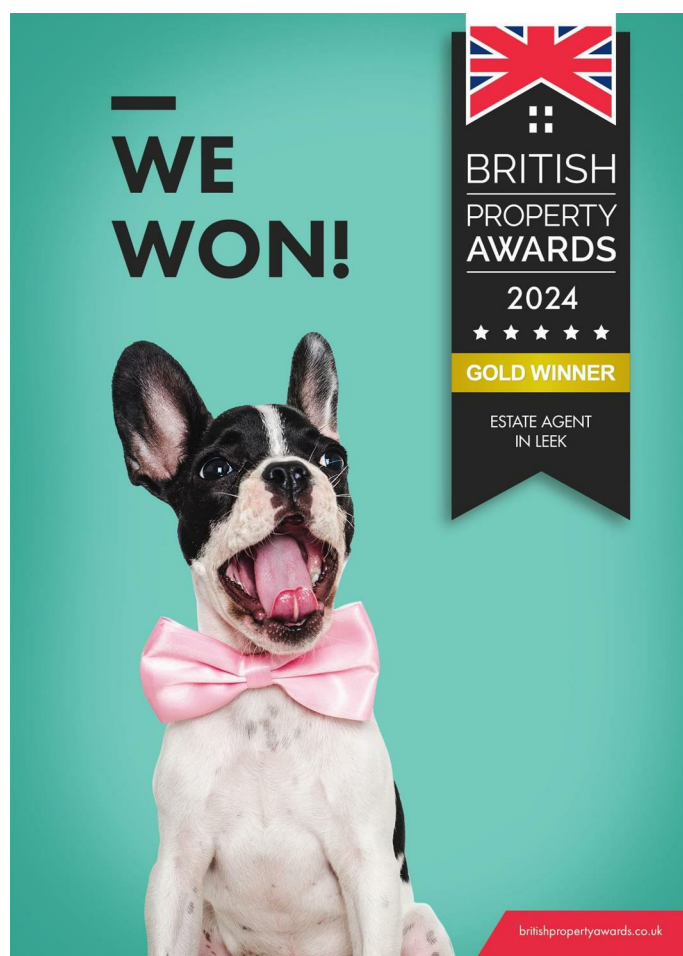
You Will Need A Solicitor!

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.

Need A Mortgage Advisor?

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.

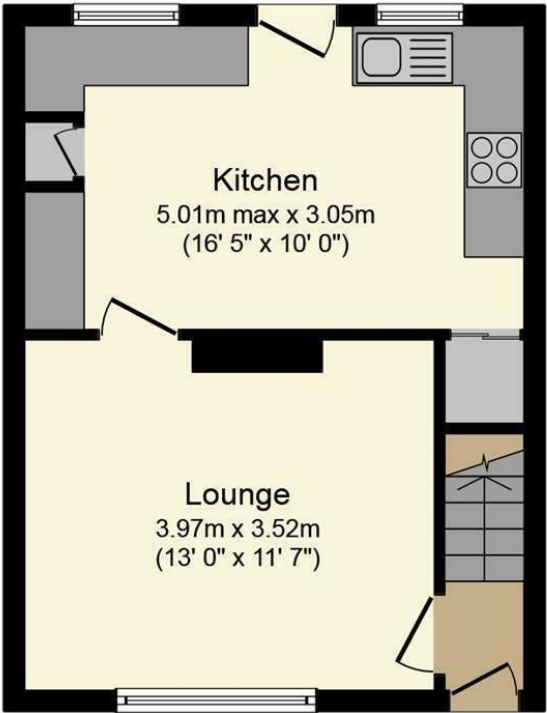
The British Property Awards, renowned for their

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.

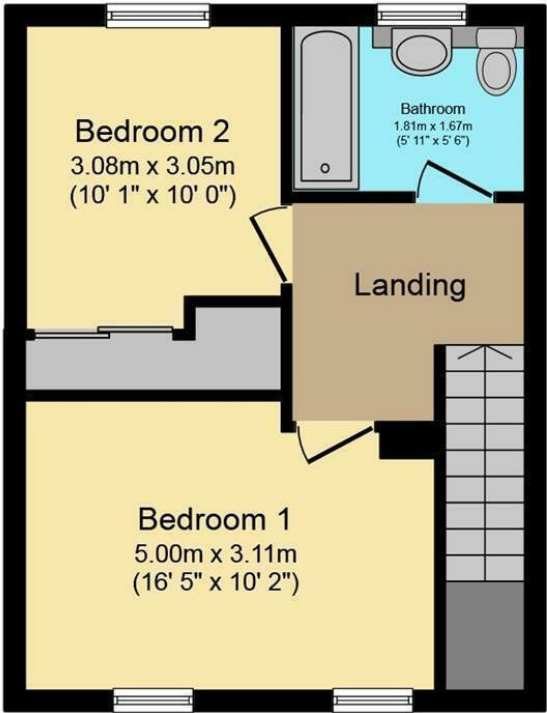
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan



Ground Floor

Floor area 33.0 sq. m. (355 sq. ft.) approx



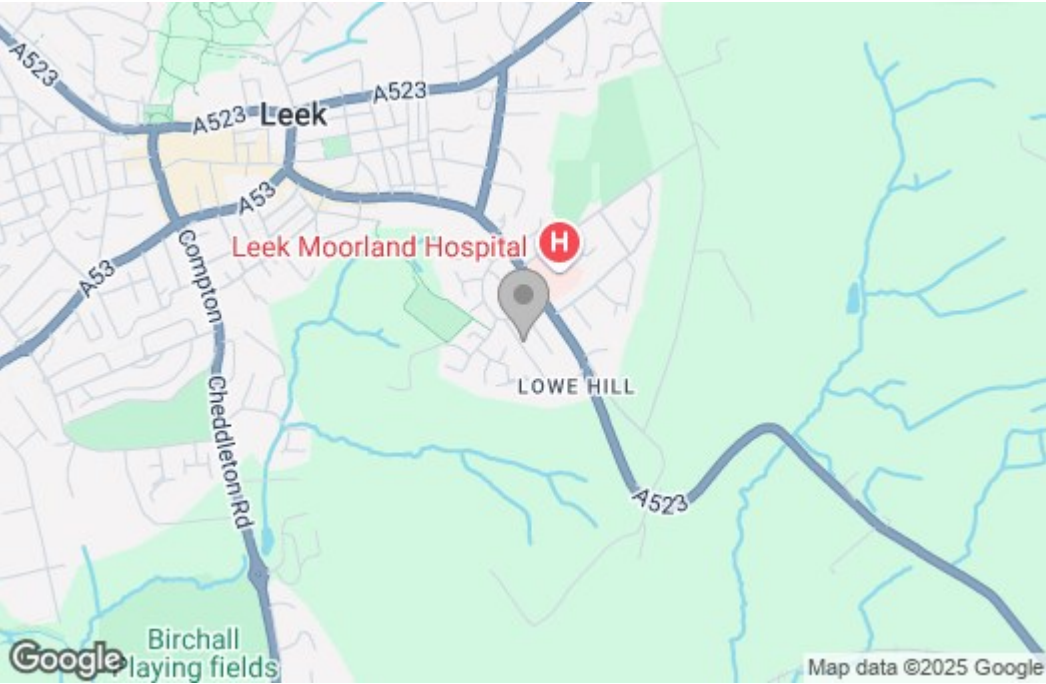
First Floor

Floor area 33.0 sq. m. (355 sq. ft.) approx

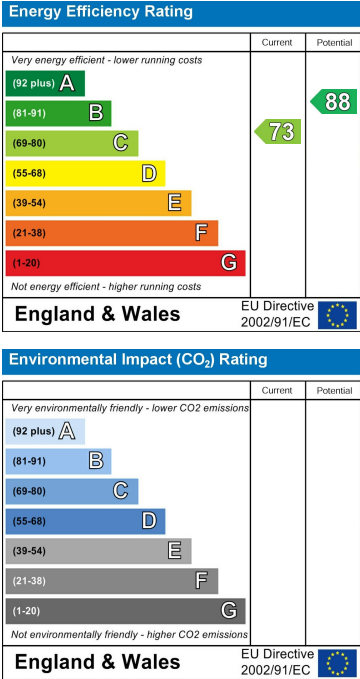
Total floor area 66.0 sq. m. (710 sq. ft.) approx

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.