



19 Wallbridge Close, Leek, Staffordshire, ST13 8HZ

Offers in the region of £260,000

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"Secure your dream home with a spacious garden in a prime location, where every corner holds the promise of future possibilities and growth"

This three-bedroom, well-maintained detached property features off-road parking and a garage, all set on an excellent plot with gardens to the front and rear. Located in a sought-after cul-de-sac in the West End of Leek, this could be the perfect property for you!

Denise White Estate Agents Comments

Introducing a well-maintained three-bedroom link-detached property located in the desirable West End of Leek, nestled within a small cul-de-sac off Wallbridge Drive. This home is conveniently within walking distance to the town centre, local amenities, and the highly regarded Westwood schools.

The accommodation has been lovingly cared for by the current owners and briefly comprises an entrance hall with an under-stair storage cupboard, a spacious fitted dining kitchen featuring a range of wall and base units with ample work surfaces, situated at the front of the property. To the rear, there is a generous lounge that overlooks the garden and offers direct access to the outdoor space.

The rear garden is sizable, making it a perfect candidate for a potential single-story extension (subject to the necessary planning consents) without compromising the garden area.

On the first floor, you'll find three bedrooms, including two doubles and a single, along with a family bathroom. This property would ideally suit a young family, first-time buyers, professional couples, or those looking to downsize. While it offers potential for some upgrading, it has been exceptionally well maintained by the owners.

Additional features include UPVC double glazing and a gas central heating system powered by a combination boiler.

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

Features fitted carpet, a ceiling light, and a radiator. The UPVC front door provides access, and there is under-stairs storage space with lighting. This area leads to the kitchen diner and lounge.

Kitchen Diner

13'8" x 8'10" (4.19 x 2.70)



A spacious area with a range of wall and base units with work surfaces. It includes a gas cooking point, stainless steel sink unit with drainer, and plumbing for a washing machine. The walls are part tiled, and there's a UPVC double-glazed window to the front aspect, allowing natural light. The kitchen diner also has a ceiling light and ample space for a dining table and chairs.

Lounge

14'10" x 11'11" (4.54 x 3.65)



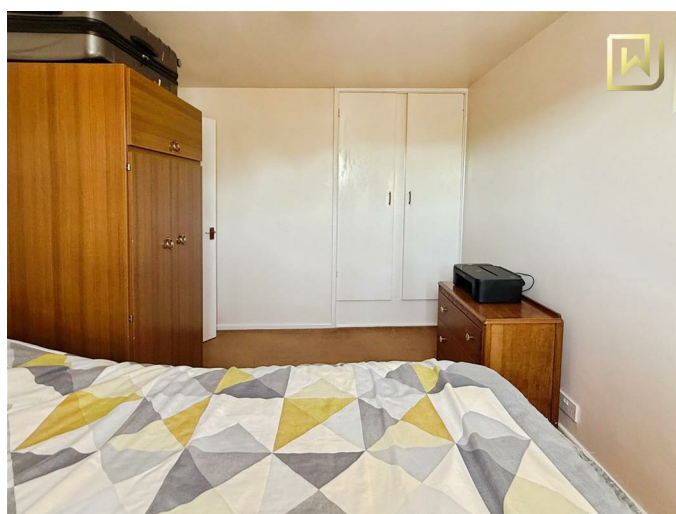
Also a good-sized space with fitted carpet, UPVC double-glazed window that overlooks the rear garden and a door leading out to it. The room includes a ceiling light, a radiator, and stairs leading to the first floor.

First Floor Accommodation

Features fitted carpet, radiator, ceiling light, loft access, and a cupboard housing an Alpha combination boiler with storage for towels and sheets. Provides access to all bedrooms and the bathroom.

Bedroom One

8'11" x 11'11" (2.73 x 3.64)



Situated at the front, this good-sized bedroom also features a fitted carpet, radiator, UPVC

double-glazed window, ceiling light, and a fitted double wardrobe.

Bedroom Two

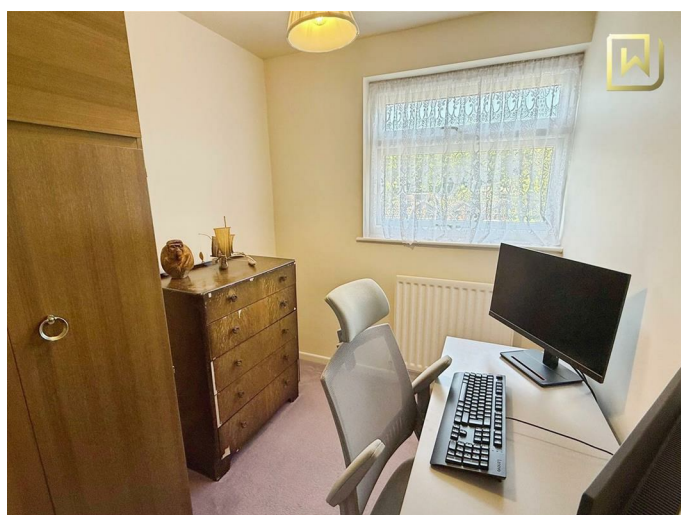
8'1" x 11'11" (2.48 x 3.65)



Located at the rear, this spacious double room has a fitted carpet, radiator, UPVC double-glazed window overlooking the garden, ceiling light, coving, and a fitted double wardrobe.

Bedroom Three

6'4" x 8'11" (1.95 x 2.72)



Currently used as a study but can accommodate a single bed, located at the rear with fitted carpet, radiator, UPVC double-glazed window overlooking the garden, and a ceiling light.

Bathroom



Equipped with a white suite including a bath, pedestal wash basin, and WC. It has carpet tiles, a radiator, part tiled walls, a ceiling light, a shower attachment over the bath, and a UPVC frosted window.

Outside



This property is situated on a generous plot, featuring a driveway that leads to a single link garage equipped with an up-and-over door, power, and lighting. The garage also includes a pedestrian door that provides convenient access to the rear garden.

The front garden is laid to lawn, complemented by flower borders and enclosed by fencing and hedging. At the rear, you'll find a spacious and well-maintained garden, also enclosed with fencing. This

outdoor space includes a patio area, a lush lawn, and flower borders with hedging, creating a lovely space.

The garage dimensions are 2.27m x 4.95m.

Agents Notes

Freehold

All mains services connected

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 Denise White Estate Agents



"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.

WE WON !!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured 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.

Do You Have A House 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.

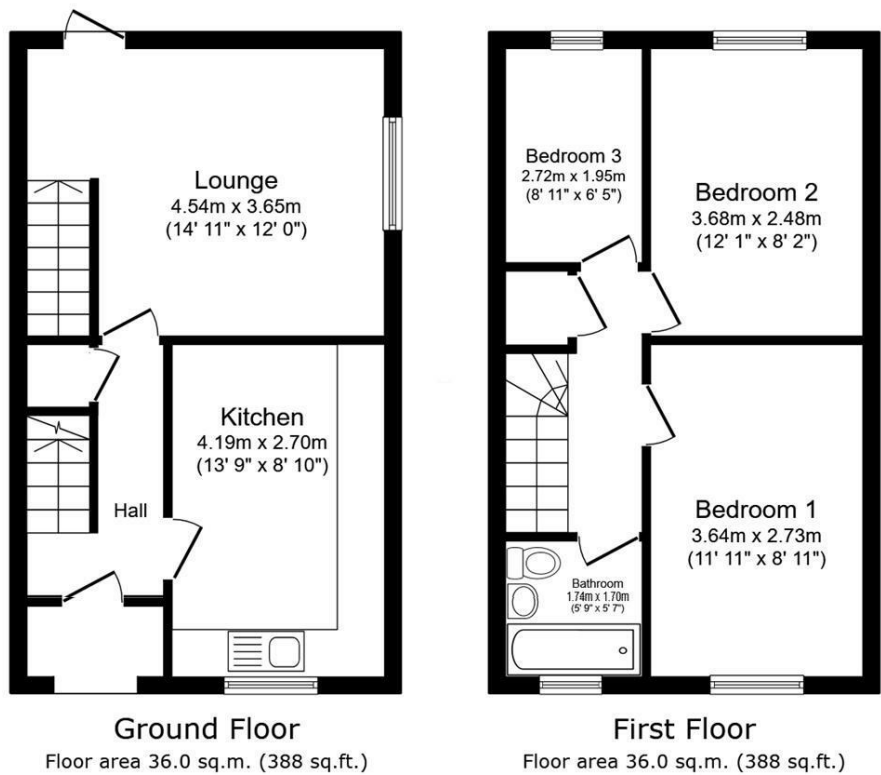
Do You Need Help With A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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.

Floor Plan

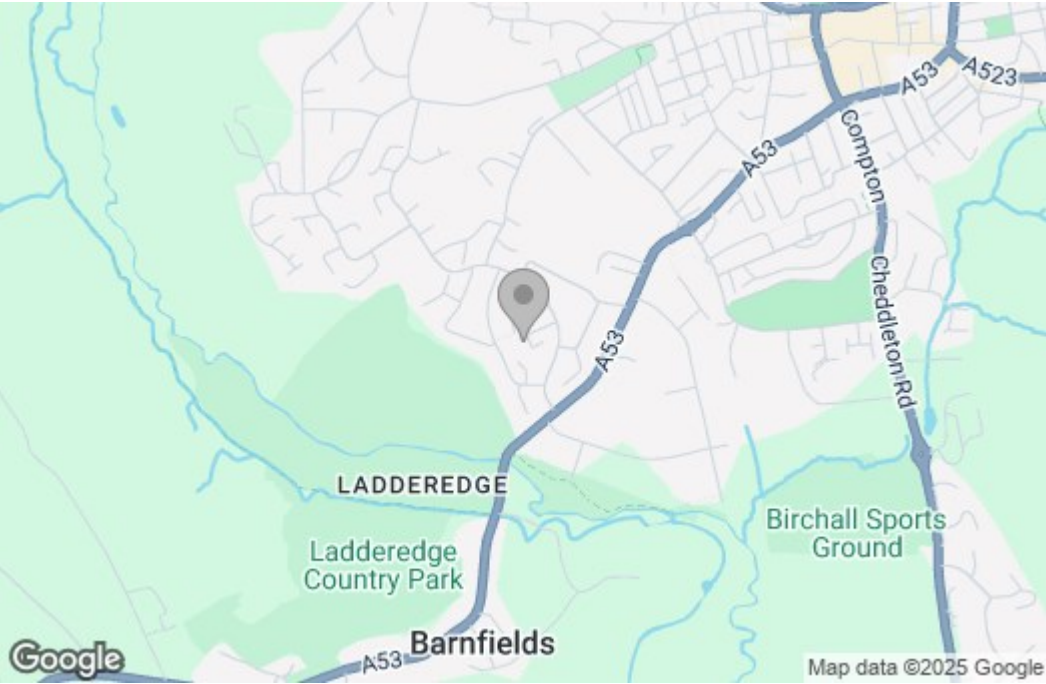


Total floor area: 72.1 sq.m. (776 sq.ft.)

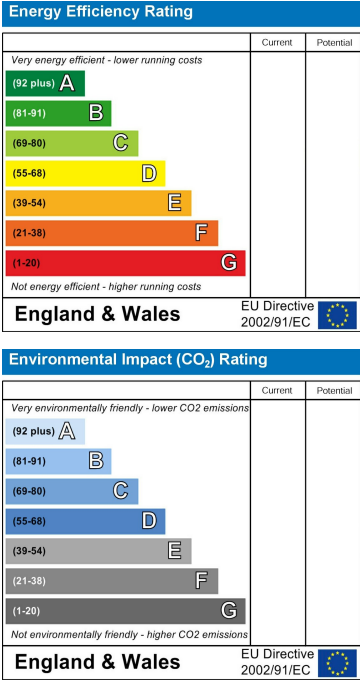
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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.