



11 Selborne Road, Staffordshire, ST13 5PJ

£210,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"More than a house - a place to call home. With space to grow and room to love"

Stylishly extended three-bedroom semi blending 1950s charm with modern design. Spacious lounge, dining kitchen, utility, versatile extension (office/playroom/4th bedroom), and downstairs WC. Three bedrooms with built-in storage and a contemporary bathroom. Private enclosed garden and driveway for two cars—ideal family living in a great location!

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

A beautifully updated and extended three-bedroom semi-detached home that perfectly blends stylish modern décor with some charming original 1950s features. This property has been finished to an excellent standard throughout, offering spacious, versatile living ideal for modern family life.

An entrance hall welcomes you to the property, from which stairs lead to the First Floor and a door opens into a generous lounge; a light and spacious room with Large Sliding Patio doors leading to the Rear Garden. From the Lounge an inner hallway leads through to a practical Dining Kitchen, with a handy utility room and Downstairs WC for added convenience. To the rear, an excellent extension provides a flexible additional room, perfect as a home office, playroom, or even a fourth bedroom.

To the First Floor, there are two spacious double bedrooms and a good-sized single room, all featuring built-in storage which sit alongside a superb, compact yet functional, Contemporary Family Bathroom.

The property boasts ample storage throughout, making it especially well-suited to family living. Outside, there is a private, enclosed rear garden perfect for relaxing or play, and a driveway offering parking for two vehicles.

Situated in a popular residential area, within walking distance of local shops, supermarkets and highly regarded schools, as well as Leek Town Centre and its amenities. It goes without saying that this wonderful home boasts all the key features of an Ideal Family Home, offering comfort, style, space and practicality in equal measure.

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.

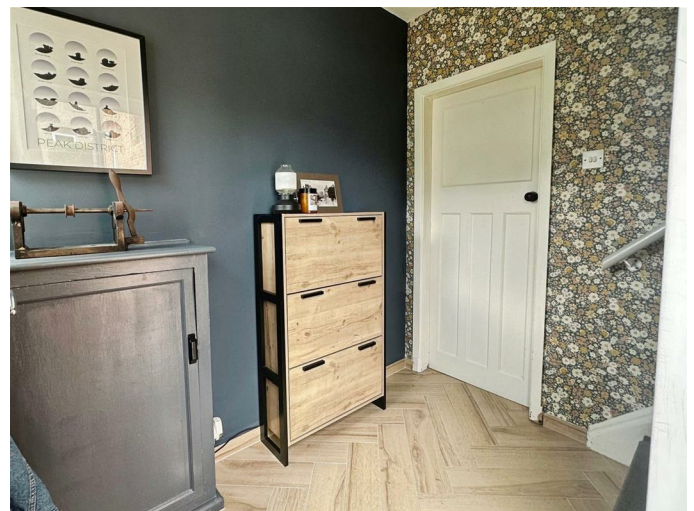
Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

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 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 Hall

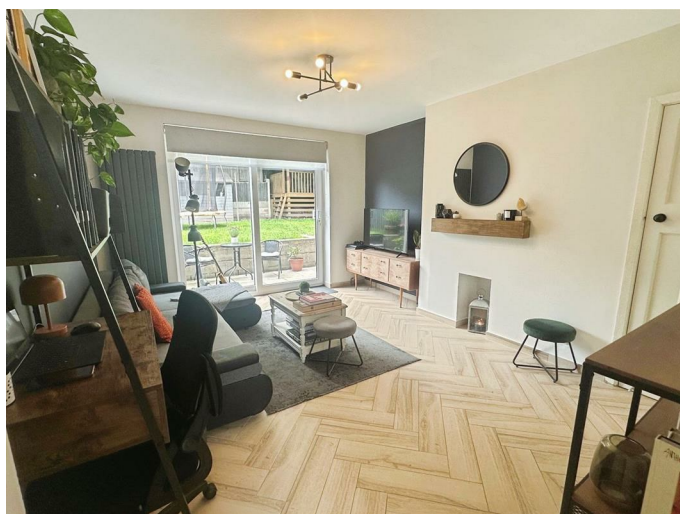
7'3" x 4'10" (2.21 x 1.48)



Composite entrance door to the side aspect. uPVC window to the front aspect. Herringbone style wood effect tiled flooring. Radiator. Stairs off to the first floor. Door leading into: –

Lounge

14'7" x 10'10" minimum (4.46 x 3.32 minimum)



Wood effect herringbone style tiled flooring. uPVC sliding patio doors leading to the rear garden. Wall mounted upright radiator. Ceiling light. Door leading into: –

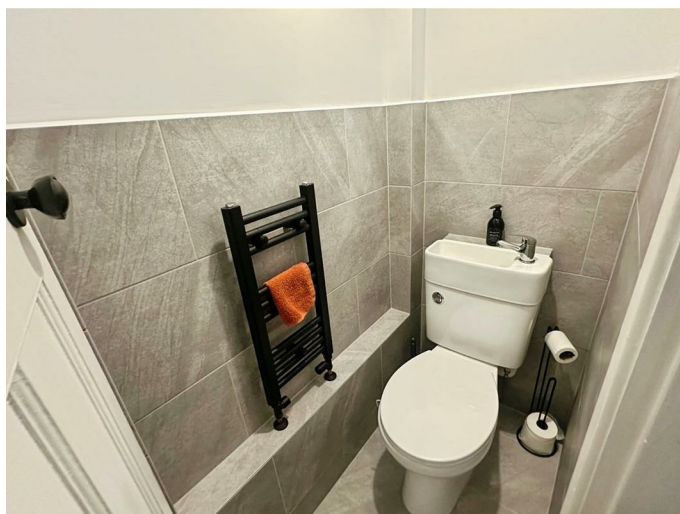
Inner Hall

11'0" x 2'7" (3.37 x 0.81)

Tiled flooring. Ceiling light. uPVC door leading to the utility room. Opening into the kitchen. Understairs storage cupboard off housing the Gas Combination Boiler with a light and uPVC window to the front aspect. Door leading into:-

WC

2'7" x 4'11" (0.81 x 1.50)



Fitted with a low-level WC with cistern wash hand basin. Tiled flooring. Part tiled walls. Wall mounted

heated towel rail. Obscured uPVC window to the side aspect. Ceiling lights.

Kitchen

11'5" x 9'6" (3.49 x 2.92)



Fitted with a range of base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with hose mixer tap. Space for a freestanding gas cooker with extractor over. Plumbing for dishwasher. Tiled flooring. Part tiled walls. uPVC window to the rear aspect. Ceiling light. Opening into: –

Inner Hallway

9'9" x 3'4" to cupboard (2.99 x 1.04 to cupboard)



Wood effect tiled flooring. Fitted with an extensive range of built-in storage with sliding doors. Loft access with pull-down ladder. Opening to the utility room and into: –

Office / Bedroom Four

11'6" x 8'11" (3.51 x 2.72)



Laminate flooring. Wall mounted upright radiator. uPVC French doors leading to the rear garden. uPVC window to the rear aspect. Ceiling light.

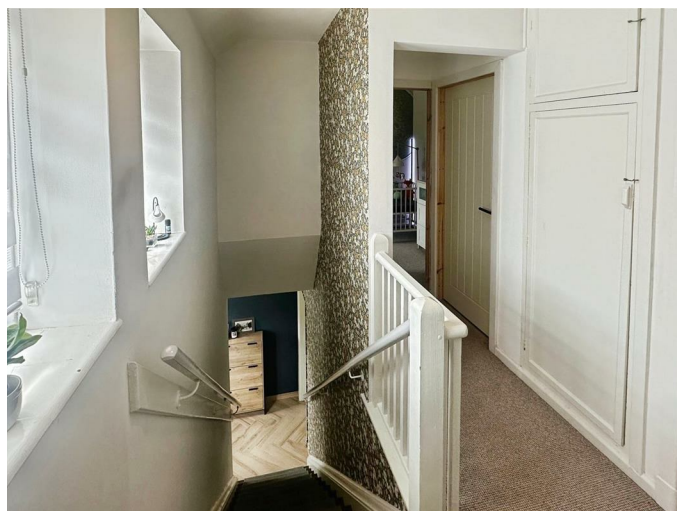
Utility Room

7'3" x 5'9" (2.22 x 1.76)



Wood effect tile flooring. Plumbing for automatic washing machine. Space for condensing tumble dryer. Worksurface. Wall cupboard. Composite door to the front aspect. Ceiling light.

First Floor Landing



Carpet. Two obscured uPVC windows to the front aspect. Loft access with a pulldown ladder. Storage cupboard off. Doors leading into: –

Bedroom One

10'10" x 8'6" (3.32 x 2.61)



Carpet. Radiator. uPVC window to the rear aspect. Storage cupboard off. Ceiling light.

Bedroom Two

11'5" x 9'6" (3.49 x 2.91)



Laminate flooring. Radiator. uPVC window to the rear aspect. Storage cupboard off. Ceiling light.

Bedroom Three

13'5" x 4'10" extending to 7'4" (4.09 x 1.49 extending to 2.25)



Carpet. Radiator. uPVC window to the front aspect. Storage cupboard off. Ceiling light.

Bathroom

6'0" x 4'11" (1.84 x 1.51)



Fitted with a contemporary suite comprising of panelled bath with shower over and vanity unit housing a wash hand basin and WC. Tiled flooring. Fully tiled walls. Wall mounted digital mirror with light. Obscured uPVC window to the front aspect. Wall mounted heated towel rail.

Outside



To the front of the property there is a tarmac driveway which provides off road parking for two vehicles, with a small planted garden area to the side.

To the rear of the property there is a good sized, private and enclosed garden area, ideal for children to play and pets to roam securely. A paved patio seating area leads on to a good sized lawn

which features a timber garden shed and children's treehouse with slide.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

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 advice.

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.

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.

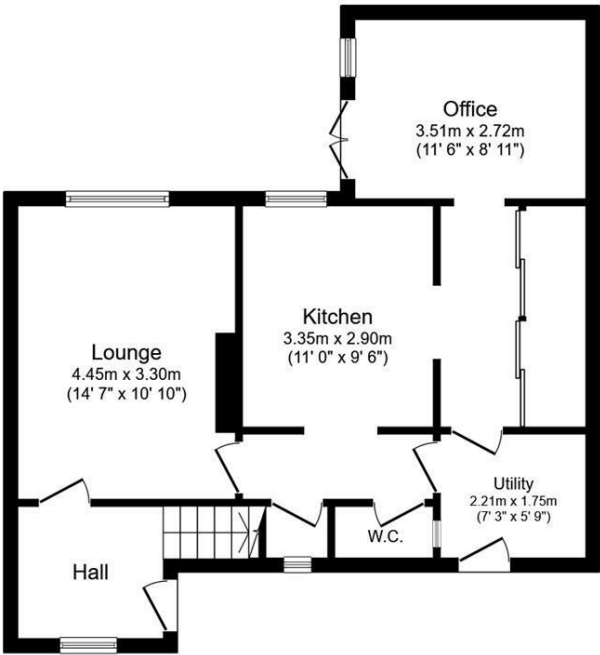
You Need A Solicitor!

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 Need A Mortgage?

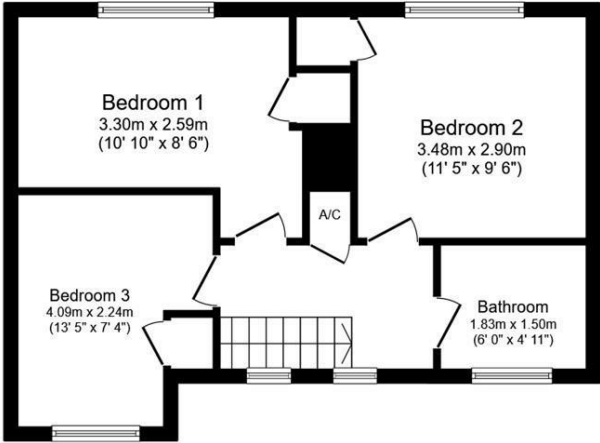
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



Ground Floor

Floor area 58.5 sq.m. (629 sq.ft.)



First Floor

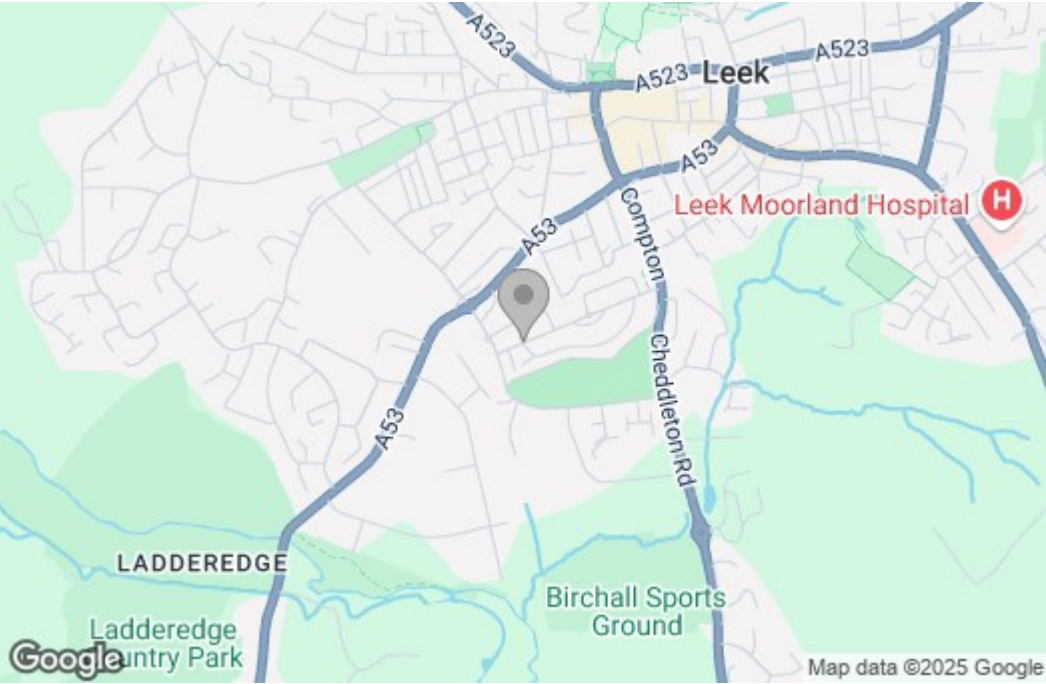
Floor area 47.8 sq.m. (515 sq.ft.)

Total floor area: 106.3 sq.m. (1,144 sq.ft.)

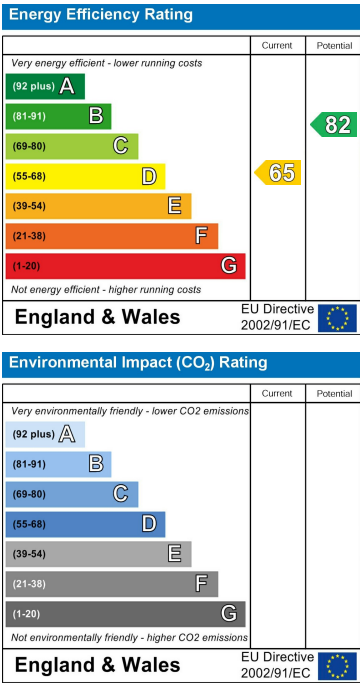
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.