



45 Osborne Street, Staffordshire, ST13 6LJ

Asking price £115,000

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

GUIDE PRICE £115,000 - £125,000

"First key, first step, first chapter!"

A characterful terraced house set within walking distance of Leek Town Centre and its amenities. Having recently been updated by the current owners, the property provides fresh, modern, accommodation which retains touches of original character and charm. With a spacious Lounge, Breakfast Kitchen, Shower Room and Two Bedrooms, the property would make an Ideal First Home or Investment.

Denise White Estate Agents Comments

This quaint two-bedroom terraced house is ideally positioned on Osborne Street, just a short stroll from the centre of the ever-popular market town of Leek. Recently updated throughout, the property now offers fresh, modern accommodation while retaining touches of character and charm.

The ground floor comprises a welcoming lounge, a stylish breakfast kitchen with useful under-stairs storage, and a shower room. To the first floor, there is a generous double bedroom to the front aspect, complete with a lovely feature cast iron fireplace and a built-in storage cupboard set into the alcove. A second bedroom is located at the rear, also benefiting from a cast iron fireplace and built-in storage.

Externally, a small side alleyway offers convenient access to the rear of the property.

Perfectly located within walking distance of local amenities including the popular Blue Mugge public house, a well-regarded butcher, fish and chip shop, newsagents, doctors' surgeries, pharmacies, churches, and supermarkets.

An ideal opportunity for first-time buyers or investors looking for a well-presented and conveniently located home in the heart of Leek.

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

Lounge

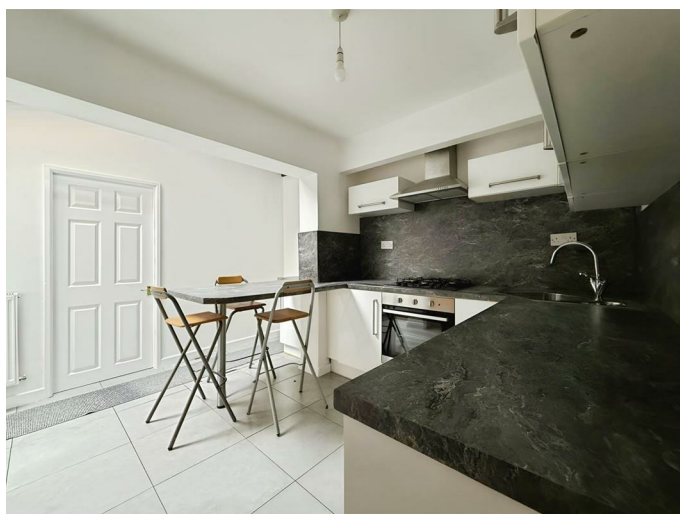
12'0" x 11'5" (3.68 x 3.5)



UPVC entrance door to the front aspect. Tile flooring. UPVC window to the front aspect. Radiator. Built-in cupboards housing the metres and fuse board. Ceiling light. Opening into: –

Kitchen

11'11" x 10'7" max (3.65 x 3.25 max)



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated flooring gas hob with extractor hood over and single electric oven. Breakfast bar. Tiled flooring. Ceiling light and spotlights. Under stairs storage cupboard off. plumbing for automatic washing machine. UPVC door leading to the rear alleyway. Exposed beams to the ceiling. Roof lights. Door leading into: –

Shower Room

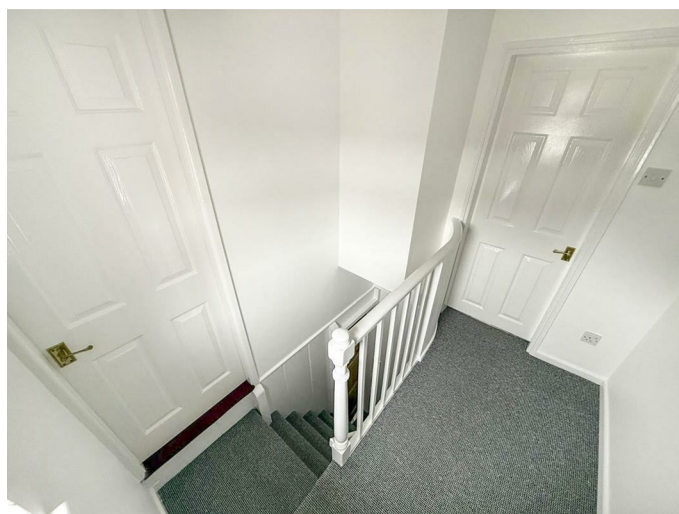
10'5" x 4'2" (3.19 x 1.28)



Fitted with the suite comprising of shower cubicle, vanity wash and basin unit and low-level WC. Tiled flooring. Obscured UPVC window to the side aspect. Radiator. Wall mounted glowworm

combination boiler. Expose themes to the ceiling. Ceiling spotlight.

First floor landing



Carpet. UPVC window to the rear aspect. Loft access. Ceiling light. Doors leading into Callon –

Bedroom One

14'0" x 11'5" (4.28 x 3.50)



Carpet. Radiator. Feature cast-iron fireplace. Built covered to the alcove. UPVC window to the front aspect. Ceiling light.

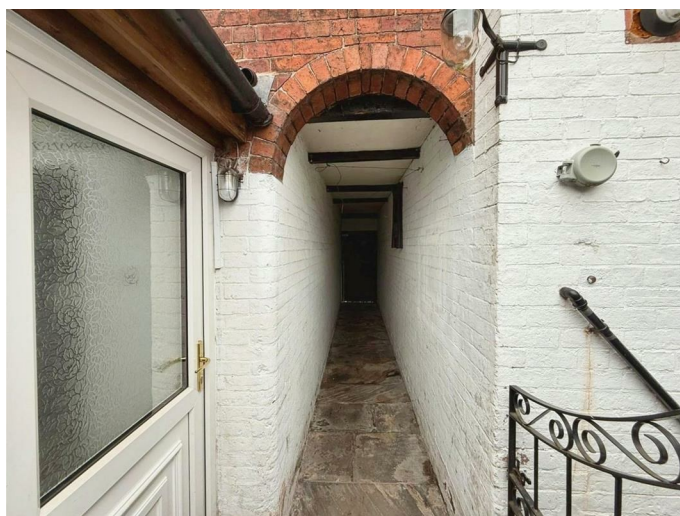
Bedroom Two

8'0" x 7'4" (2.45 x 2.26)



Carpet. Radiator. Feature cast-iron fireplace. UPVC window to the rear aspect. Ceiling light. Built-in storage cupboard.

Outside



Externally there is an alleyway which runs to the side of the property providing bin storage and access to the rear.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

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.

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.

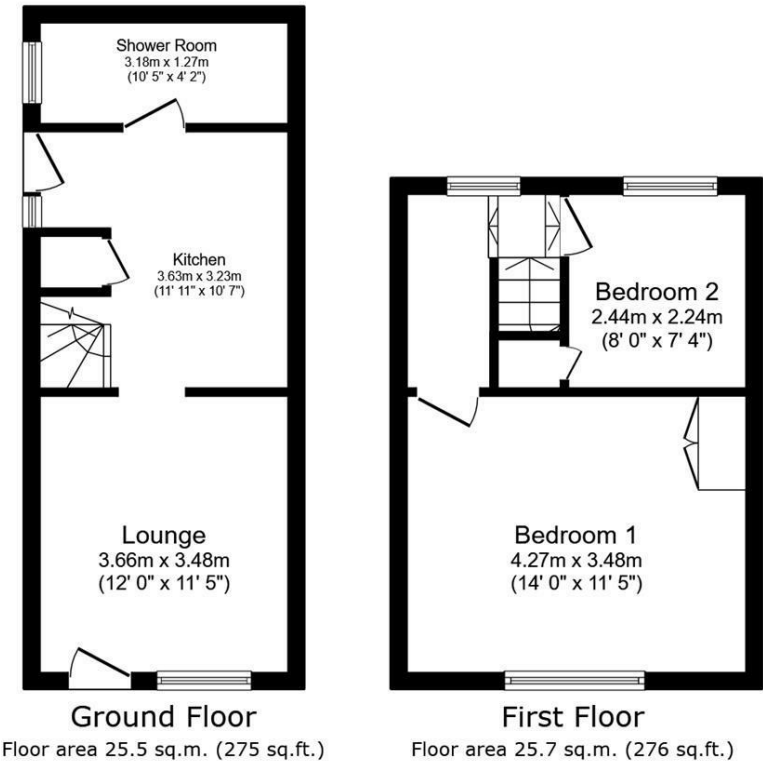
You Need A Solicitor!

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

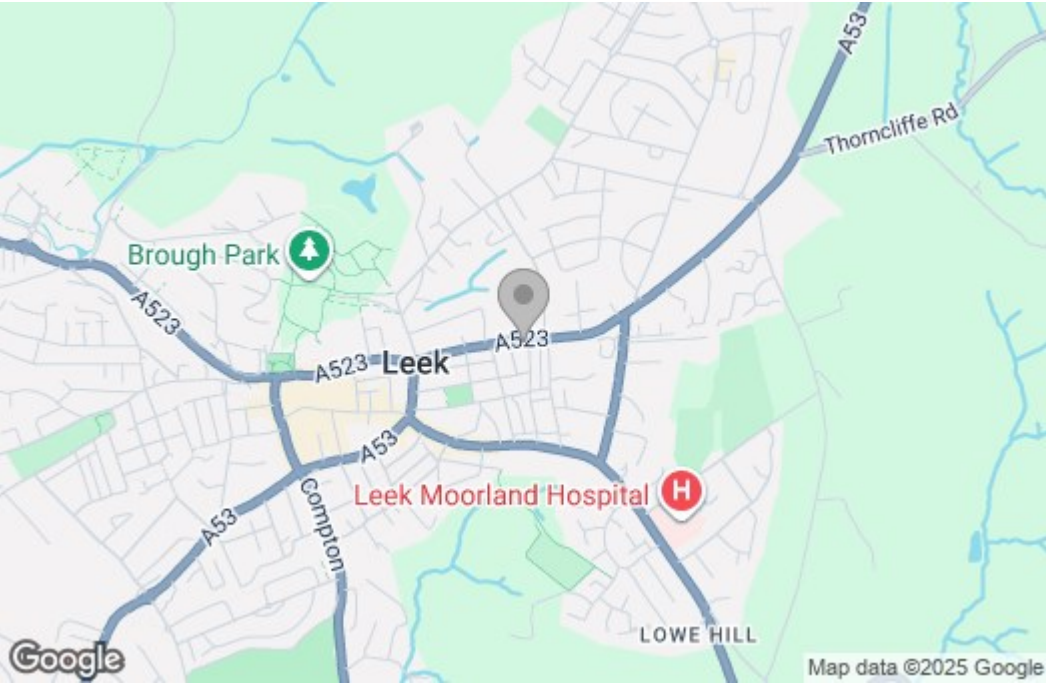


Total floor area: 51.2 sq.m. (551 sq.ft.)

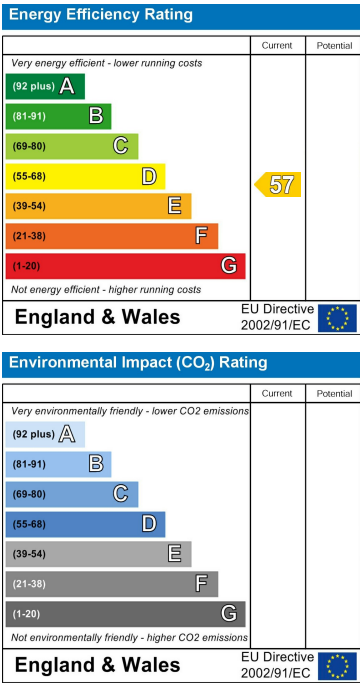
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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