



43 Prince Charles Avenue, Leek, ST13 6QD

£150,000

'Family makes a house a home.' - Unknown

This two-bedroom townhouse situated on the outskirts of Leek is the perfect fit for first time buyers looking to add their own personal touch or an ideal investment to add to your portfolio. Boasting off street parking with a dedicated dropped kerb, two well-proportioned bedrooms, and within a short distance of local amenities, viewing is highly recommended.

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

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

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Denise White Agent Comments

Situated on a sought-after residential street, this well-presented two bedroom townhouse offers a fantastic opportunity for buyers looking for a first time purchase or investors adding to their portfolio. This home enjoys a superb position on the edge of town—close to both local amenities and open countryside.

The ground floor features a bright and airy living room with a good sized kitchen/diner overlooking the rear garden.

Upstairs, you'll find two well-proportioned bedrooms. A well-appointed family bathroom serves all bedrooms.

Externally, the home boasts dedicated off road parking spaces with a dropped kerb, while the rear garden is tiered with lawn to the top and a seating area below.

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 Hallway

Wooden design flooring. Wall mounted radiator. Access to living room. Stair access leading to 1st floor accommodation. Ceiling light.

Living Room

14'3" x 13'1" max (4.35 x 4.01 max)



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

Kitchen

13'1" x 10'0" (4.00 x 3.06)



Range of wall and base units. A space for cooker. Space for fridge freezer. Plumbing for washing machine. Drainer style sink unit. Access to outside. UPVC double glazed window to rear aspect. Ceiling light.

Bedroom One

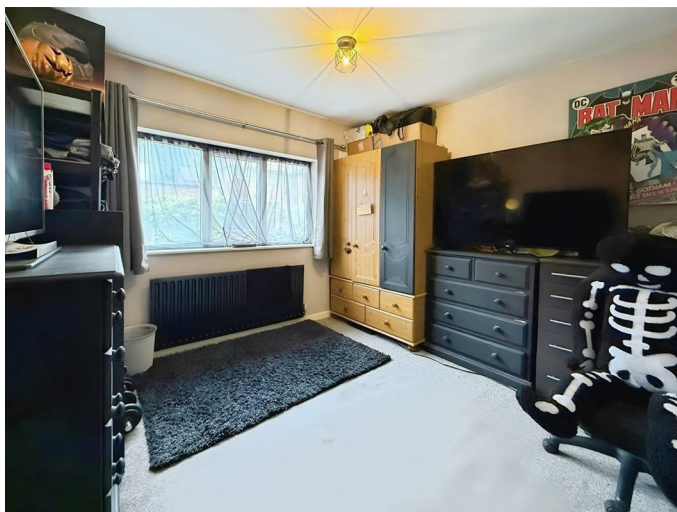
16'3" x 9'5" max (4.97 x 2.88 max)



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

Bedroom Two

10'0" x 10'0" (3.06 x 3.06)



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

Bathroom

6'0" x 5'5" (1.85 x 1.67)



Vinyl flooring. Wall mounted radiator. WC. Pedestal style wash hand basin. Bath tub. Rain style shower. Obscured UPVC double glazed window. Ceiling light.

Outside



The rear garden is tired with a lawned area at the top and a seating area at the bottom with access internally and externally.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

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.

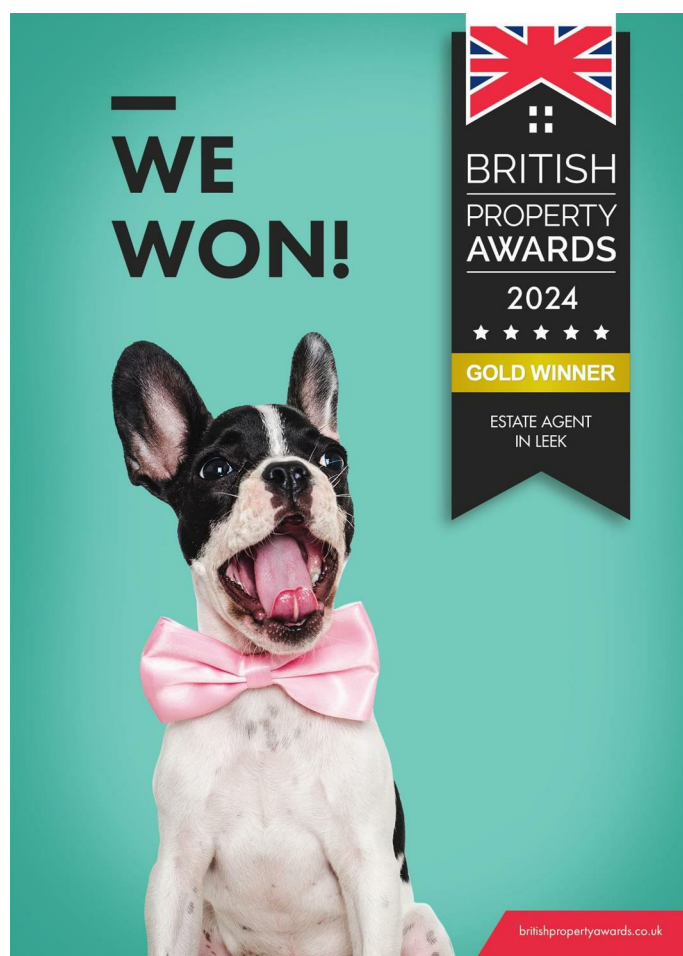
You Will Need A Solicitor!

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.

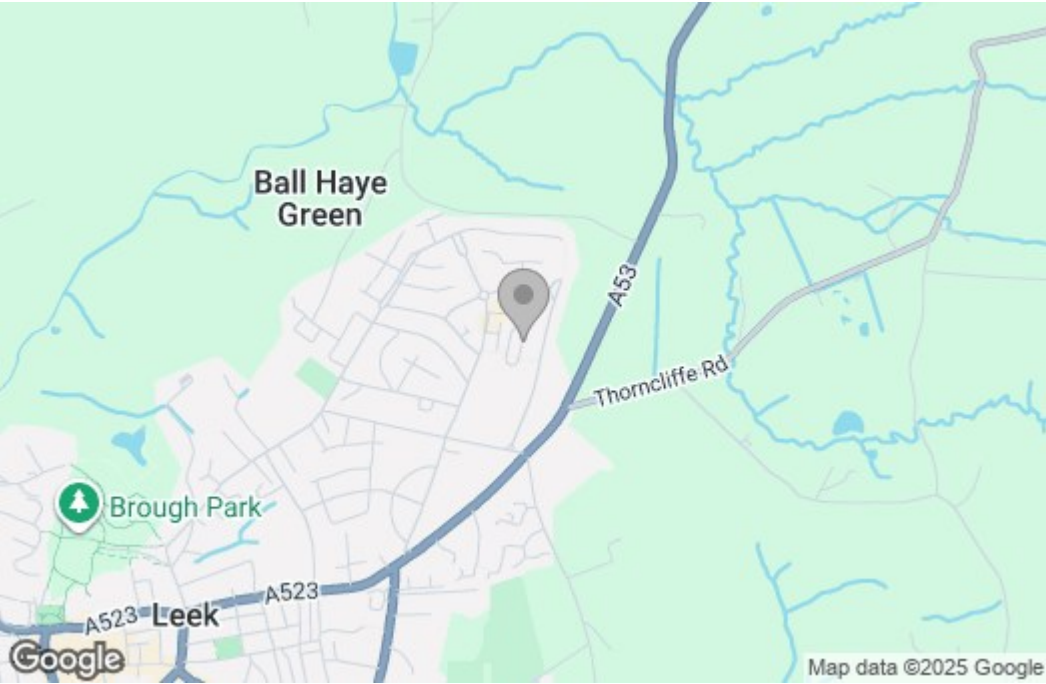
Floor Plan



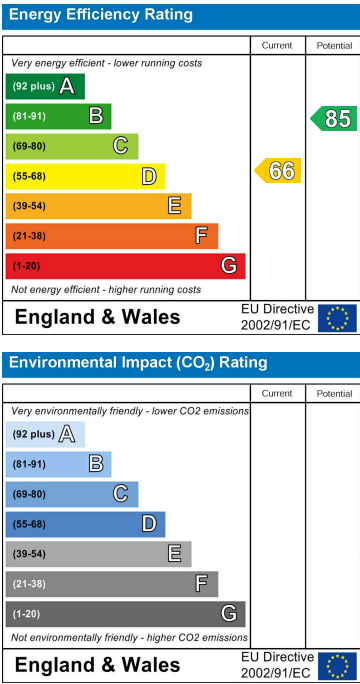
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.