



7 Westwood Park Avenue, Leek, Staffordshire, ST13 8LR

Offers in excess of £300,000

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An outstanding three bedroom semi-detached property situated in a highly sought-after West end of town. With three spacious reception rooms, a separate garden room boasting bifold doors and living roof system, this superb family home combines the best of both worlds being within close proximity of local amenities and open green spaces.

Denise White Estate Agents Comments

Situated within the sought-after West end of town, this impressive three bedroom home has been extended to provide stylish and versatile living accommodation perfect for growing families.

This stunning property features three large reception rooms as well as a spacious and elegant entrance hall currently used as a work space but could be further enhanced to provide ample storage solutions. The living room is located at the front of the property and features a bay window allowing in ample light. The dining room boasts bifold doors creating a connection between indoors and outdoors, ideal for al fresco dining. The kitchen features modern gloss cabinets with granite work surfaces above as well as a range of integrated appliances. Folding doors lead onto the conservatory which is bathed in natural light and provides direct access to the rear garden. There is also a downstairs WC for added convenience.

To the first floor are three well proportioned bedrooms. The main bedroom features built in wardrobes, bay window, as well as an ensuite shower room to accommodate modern family living. There are two further bedrooms both to the rear of the home. A well appointed modern bathroom features both fitted bath and shower with a separate WC.

Externally, there is paved driveway offering off road parking to the front for multiple vehicles. To the rear is a delightful enclosed garden which is largely lawned with surrounding borders. To the rear of the garden is the added benefit of summer house part way through renovation now featuring bifold doors onto a raised patio area with pizza oven- perfect for entertaining in the warmer months. This space is ideal for creating an office space separate to the home or for older children to relax.

Overall this property is a rare find with such flexible accommodation, both contemporary in style and functionality, it is the perfect fit for growing families looking to be within the catchment for popular West end schools.

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 Porch

6'11" x 3'9" (2.13 x 1.15)

Solid Oak Flooring. Composite door to the side aspect. UPVC double glazed window to the front aspect. Spotlights. Double doors into entrance hall.

Entrance Hall

14'7" x 9'11" (4.45 x 3.03)



Fitted carpet. Built-in storage. Wall mounted radiator. Stairs to the first floor accommodation. Partially tiled floor. Inset spotlights.

WC

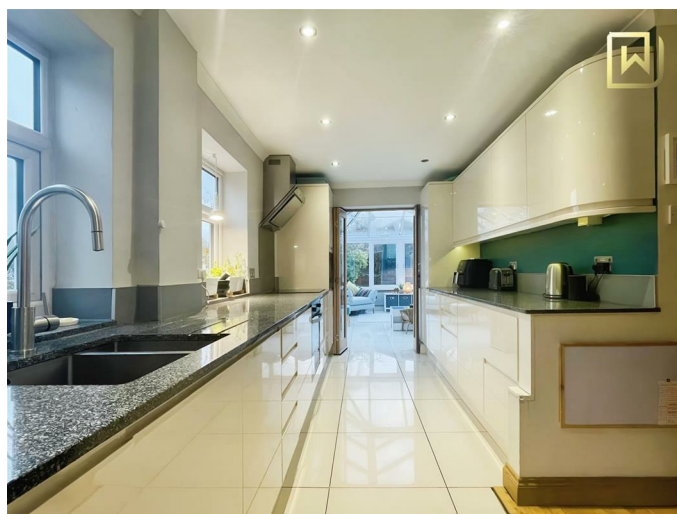
4'4" x 2'4" (1.33 x 0.72)



Continued tiled flooring. Tiled walls. Low-level WC. Cloakroom wash handbasin with storage underneath. Obscured UPVC double glazed window to the rear aspect. Ceiling light.

Kitchen

15'8" x 7'9" (4.79 x 2.38)



Continued tiled flooring. A range of gloss wall and base units with granite work surfaces above. Integrated stainless steel sink unit with mixer tap above, electric oven, LAMONA induction hob with extractor fan above, ZANUSSI microwave, larger cupboard, fridge, and freezer. Two UPVC double glazed windows to the side aspect. Folding doors into conservatory. Inset spotlights. Coving.

Conservatory

15'10" x 14'11" max (4.83 x 4.56 max)



Continued tiled flooring. Two wall mounted radiators. Two UPVC double glazed doors to both side aspects.

Dining Room

10'11" x 8'7" (3.35 x 2.64)



Solid Oak Flooring. Wall mounted radiator. UPVC bifold doors to the rear aspect. Coving. Pendant lighting.

Lounge

19'5" x 11'3" (5.94 x 3.44)



Solid Oak flooring. UPVC double glazed bay window to the front aspect. Two wall mounted radiators. Coving. Ceiling light.

First Floor Landing

Fitted carpet. Wall mounted radiator. Two wall lights. Two UPVC double glazed windows to the side aspect. UPVC double glazed window to the rear aspect. Two ceiling lights. Coving.

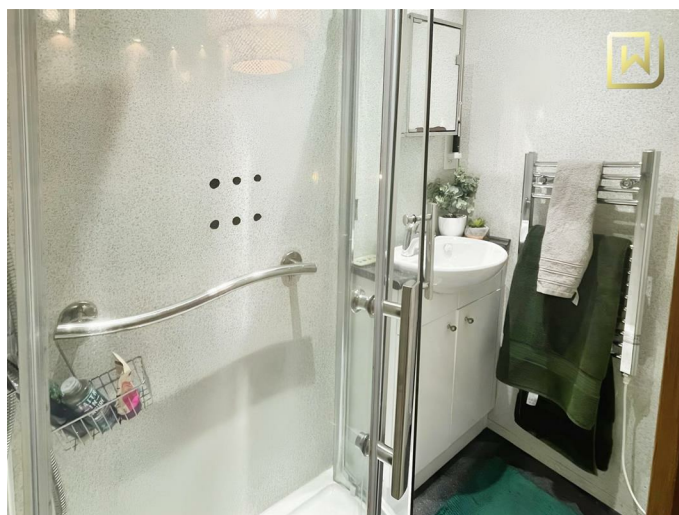
Bedroom One

13'6" x 9'2" extending to 12'5" max (4.14 x 2.80 extending to 3.81 max)

Good sized double bedroom. Fitted carpet. Built-in wardrobes. Wall mounted radiator. UPVC double glazed bay window. Ceiling light.

Ensuite

5'4" x 3'1" (1.65 x 0.95)



Vinyl flooring. Shower cubicle with shower. Vanity unit with wash handbasin above. Wall mounted towel rail. Extractor fan. Spotlights.

Bedroom Two

12'9" max x 7'10" (3.89 max x 2.39)



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

Bedroom Three

9'7" x 9'0" (2.93 x 2.75)



Double size bedroom. Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light. Loft Access.

Bathroom

7'6" x 5'11" (2.30 x 1.82)



Vinyl flooring. Partially tiled walls. Wall mounted radiator. Fitted bath with shower attachment. Wall mounted vanity unit incorporating wash handbasin. Shower cubicle with electric shower. Obscured UPVC double glazed window to the front aspect. Wall light. Ceiling lights.

WC

2'11" x 4'7" (0.89 x 1.40)



Tiled effect flooring. Wash handbasin. Low-level WC. Obscured UPVC double glazed window to the side aspect. Spotlight.

Outside



To the front of the property there is a paved driveway which provides off road parking for two vehicles. Gated access to the side, leads to the Rear Garden.

Rear Garden

To the rear of the property there is a private and enclosed garden. With paved patio seating areas, one of which features an outdoor Kitchen complete with a pizza oven, alongside a good sized lawn; the perfect space for children and pets to play and for family and friends to gather. At the end of the

garden, there is a block built garden store which has recently been fitted with a new cedar shingle roof, and a fabulous garden room:-

Garden Room

14'6" x 9'3" (4.43 x 2.83)



Block built Garden Room with a living roof system; suitable for a variety of uses, from a home office, to a teenagers den, or home gym. Bifold doors to the side aspect. Composite door for secure access. Window to the side aspect. Power and light.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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?

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 Require 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.

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.

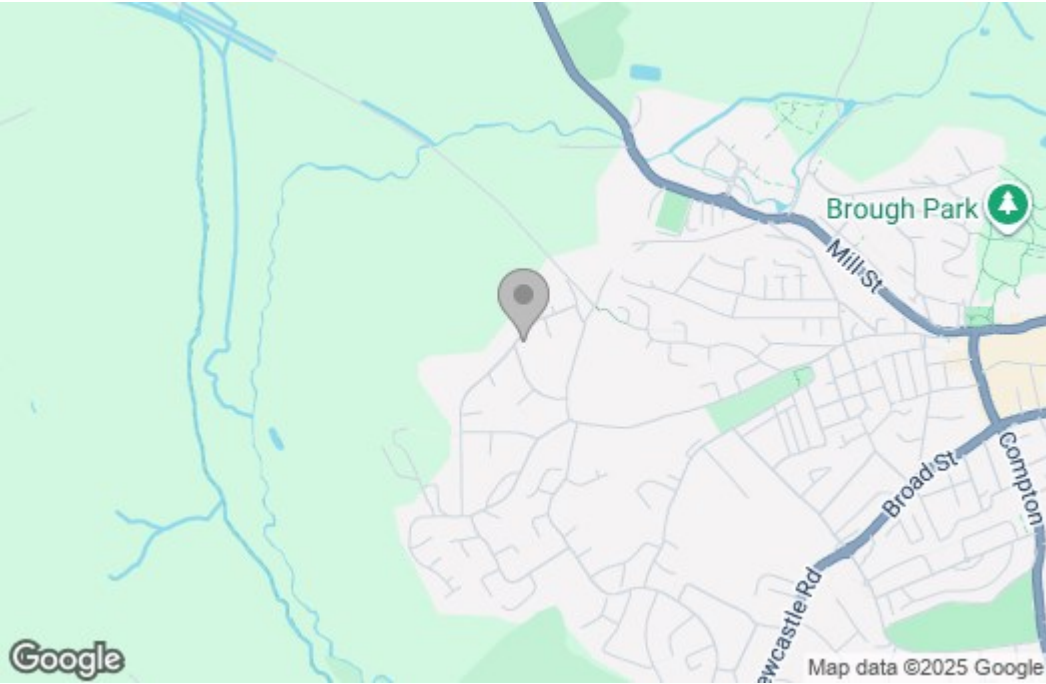
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

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.

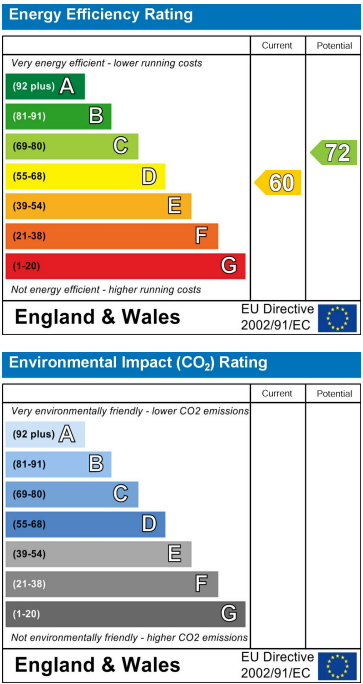
Floor Plan



Area Map



Energy Efficiency Graph



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