



## 5 Kiln Lane

, Leek, ST13 8LQ

Offers in the region of £75,000



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"Homeownership is one of the most rewarding experiences in life." - Unknown

An exciting opportunity to purchase a one bedroom ground floor flat with off road parking, well presented accommodation, and ideally located within walking distance of a range of local amenities.





Denise White Estate Agents Comments

This well-presented one-bedroom ground floor flat offers comfortable, modern living in a convenient location on the outskirts of the town centre. Finished to a good standard throughout, the property features a bright and welcoming living area, a fitted kitchen to the rear, and a well-proportioned double bedroom. The bathroom is neatly maintained, providing a clean and functional space and boasts a free standing roll top bath.

An additional highlight of this home is the off-road parking located to the side of the property—an increasingly sought-after benefit that adds both ease and practicality to daily living.

Ideal for first-time buyers, downsizers, or investors, this attractive flat is ready to move into and enjoy.

Location

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoiled 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 specialty 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 collectibles 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

Kitchen 11'0" x 4'10" (3.37 x 1.48 )

Wood effect flooring. A range of shaker style wall and base units with laminate work tops above. Integrated stainless steel sink and drainer unit with mixer tap above, electric oven with gas hob and extractor fan above. Space for fridge freezer and washing machine. uPVC door to the side aspect. uPVC double glazed window to the side aspect. Ceiling light. Access into:-

Inner Hall

Fitted carpet. Wall mounted radiator. uPVC double glazed window to the side aspect. Ceiling light.

Living Room 10'2" x 12'10" (3.11 x 3.93 )

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

Bedroom 8'9" x 9'6" (2.69 x 2.90 )

Fitted carpet. Wall mounted radiator. Wall mounted boiler. uPVC double glazed window to the front aspect. Ceiling light.

Bathroom 7'1" x 5'4" (2.18 x 1.63 )

Wood effect flooring. Pedestal wash hand basin. Low level WC. Free standing roll top bath with shower attachment. Obscured uPVC double glazed window to the front aspect. Wall mounted ladder style towel rail. Ceiling light.

Outside

Externally the property boasts off road parking for one vehicle.

Agents Notes

Tenure: Leasehold  
Services: All mains services connected  
Council Tax: Staffordshire Moorlands Band

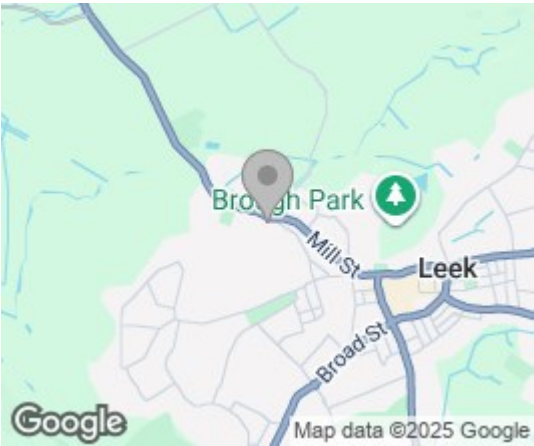
Leasehold Details

-999 years from 7th May 1992 - 966 years remaining  
-peppercorn rent  
-PLEASE NOTE THERE IS NO MANAGEMENT COMPANY IN PLACE

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.

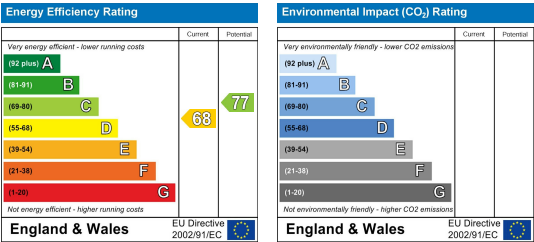
Area Map



Floor Plans



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.