



## 106 Windsor Drive

, Leek, Staffordshire, ST13 6NN

Guide price £165,000



Call us to arrange a viewing 9am until 9pm 7 days a week!

*"There is nothing like staying at home for real comfort!" ~ Jane Austen*

GUIDE PRICE: £165,000 - £175,000

Set on a popular residential street, this stylish three bedroom townhouse backing onto woodland is well-presented throughout with a contemporary kitchen diner, French doors to the rear garden and three well proportioned bedrooms. Perfect for first time buyers or growing families, don't miss out on all this lovely home has to offer!



### Denise White Estate Agents Comments

Situated on a sought-after residential street, this well-presented three-bedroom townhouse offers contemporary, light-filled living with stylish finishes throughout.

The ground floor features a bright and airy living room with French doors opening onto the rear garden—perfect for relaxing or entertaining. A modern kitchen diner spans the depth of the property, fitted with sleek Shaker-style cabinets and offering direct access to the outdoor space.

Upstairs, you'll find three well-proportioned bedrooms, including two spacious doubles overlooking the garden and tranquil woodland beyond, plus a versatile single room to the front. A well-appointed family bathroom serves all bedrooms.

Externally, the home boasts a neat lawned front garden, while the rear garden offers an ideal blend of paved patio, raised decking, and lawn, all set against a backdrop of mature woodland—creating a peaceful and private outdoor retreat.

Overall, this property is ideal for first time buyers or young families alike.

### 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 wineing 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 Hallway

Wooden style flooring. Wall mounted radiator. Access to living room. Access to kitchen diner. Stairs to first floor accommodation. Ceiling light.

### Living Room 17'3" x 11'10" max (5.28 x 3.61 max )

Wooden style flooring. Wall mounted radiator. Double doors leading to outside. Fireplace. UPVC double glazed windows to the rear aspect. Ceiling light.

### Kitchen Diner 8'7" x 17'8" (2.63 x 5.39)

Vinyl flooring. Wall mounted radiator. UPVC double glazed windows to the front and rear aspect. Range of wall and base units with work surfaces above. Integrated dishwasher. Drainer style sink unit. Integrated Beko oven. Integrated hob. Integrated fridge freezer. Plumbing for washing machine. Inset spotlights.

### First Floor Landing

Fitted carpet. UPVC double glazed window to the front aspect. Ceiling light. Loft access.

### Bedroom One 11'5" x 11'8" max (3.48 x 3.58 max )

Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Built-in wardrobe. Ceiling light.

### Bedroom Two 11'4" x 13'2" (3.46 x 4.03)

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

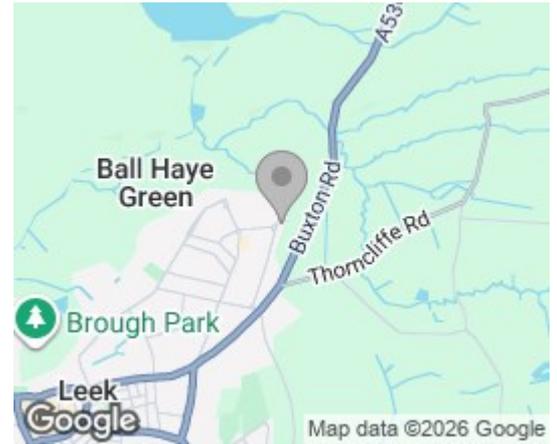
### Bedroom Three 8'8" x 8'11" (2.66 x 2.72 )

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

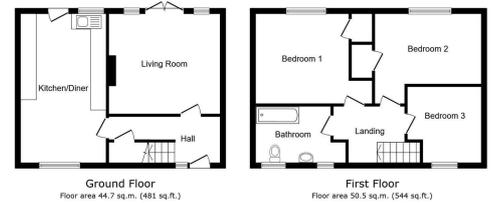
### Bathroom 9'11" x 5'10" max (3.03 x 1.78 max )

Tiled flooring. Heated towel rail. Pedestal style wash hand basin. WC. Fitted bath with shower attachment. Obscured UPVC double glazed window to the front aspect. Ceiling light.

## Area Map



## Floor Plans

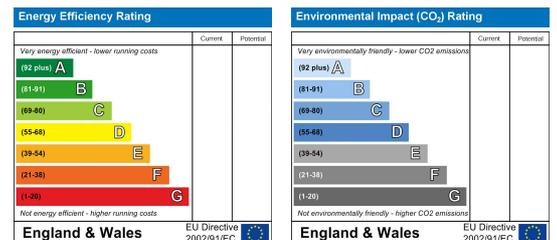


Total floor area: 95.2 sq.m. (1,024 sq.ft.)

Our floor plans are for illustrative purposes only. It is not drawn to scale. All measurements, floor areas including any roofed floor areas, openings and dimensions are approximate. All details are approximate. They should not be used as a basis for any purchase 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. Powered by www.floorplans.co.uk



## Energy Efficiency Graph



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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