



32 Argles Road

, Leek, ST13 6PG

£850 Per month



Two bedroom semi-detached home situated in Leek, offering spacious accommodation throughout including a generous living/dining room, modern fitted kitchen, downstairs utility/WC, two double bedrooms and a spacious first floor bathroom. Externally the property benefits from off road parking for two vehicles and an enclosed rear garden with patio and lawned areas. Conveniently located close to local amenities, schools and commuter links.

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Denise White Agent Comments

Situated in a popular area of Leek, this two bed semi-detached home is ideal for couples, small families and individuals alike. The property benefits from a generous living room with space for both lounge and dining areas, a modern fitted kitchen, useful downstairs utility/WC, two well-proportioned double bedrooms and a spacious first floor bathroom. The décor throughout creates a bright and welcoming feel, whilst practical features add to the home's comfort and efficiency.

Externally, the property enjoys off road parking to the front for up to two vehicles, and to the rear is an enclosed garden featuring Indian stone patio area, large lawn and wooden shed, offering an excellent outdoor space for relaxing or entertaining.

Argles Road is positioned within a well-established residential area on the outskirts of Leek town centre, providing convenient access to local shops, schools, amenities and commuter routes.

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 wine 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.

Hall, Stairs and Landing

Entrance hall with wood-effect laminate flooring and neutral décor, UPVC front door and useful under stairs hanging space. Carpeted staircase leading to the first floor landing. Two stairwell windows, storage cupboard and access to both bedrooms and bathroom from the landing.

Living Room

Spacious living room with wood-effect laminate flooring and space for both lounge and dining areas. Featuring dual aspect UPVC double glazed windows, built-in alcove desk, gas central heating radiator and access through to the kitchen.

Kitchen

Modern fitted kitchen featuring cream shaker-style wall and base units with wood-effect worktops and tiled splashbacks. Integrated electric oven and gas hob, stainless steel sink with mixer tap, space for a fridge freezer, and back door providing access to the rear garden. uPVC double glazed window.

Utility Room/WC

Convenient downstairs utility/WC fitted with wash hand basin and WC, along with worktop space and plumbing for a washing machine. Finished with tile-effect vinyl flooring, neutral décor and obscured UPVC double glazed window.

Bedroom One

Well-proportioned double bedroom finished with neutral décor and cream carpet. UPVC double glazed window and gas central heating radiator.

Bedroom Two

Double bedroom with grey carpet and décor. UPVC double glazed window, gas central heating radiator and folding door.

Bathroom

Spacious bathroom fitted with a white suite featuring P-shaped bath with shower over and glass screen, vanity unit with wash hand basin and WC. Chrome towel radiator. Partially tiled walls and tile-effect flooring. Finished with a mirrored wall cabinet and two obscure UPVC double glazed windows.

Outside

Front - Small garden area with driveway providing off road parking for up to two vehicles and gated side access to the rear garden.

Rear - Enclosed rear garden featuring an Indian stone patio, lawn area with pathway to the middle, wooden shed and fenced boundaries.

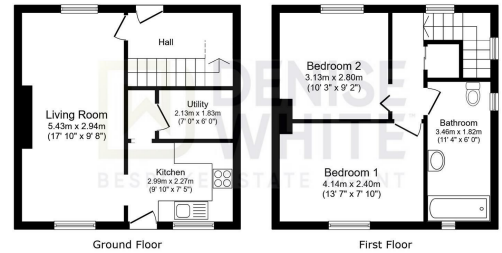
Holding Deposit

A holding deposit equivalent to one week's rent (£196) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

Area Map



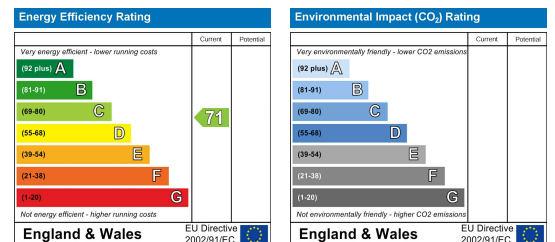
Floor Plans



Total floor area: 72.7 sq.m. (783 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any void floor area), openings and dimensions are approximate. No details are provided. They should be checked against the final printed and do not form any part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must verify their own measurements. Powered by www.propertybox.co.uk

Energy Efficiency Graph



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