



Tittesworth Estate, Blackshaw Moor, ST13 8TS.  
Guide Price £125,000

Est. 1930  
**Whittaker**  
**& Biggs**

# 22 Tittesworth Estate, Blackshaw Moor, Staffordshire, ST13 8TS

This three-bedroom end town house is an ideal renovation project and is ideally situated within a cul de sac in the popular semi-rural location of Blackshaw Moor, on the outskirts of Leek. The property is nestled on a substantial plot, having driveway to the front, side and to the rear a garage and garden. The property is accessed via the hallway, through to the living room and onto the kitchen, with pantry store and rear hallway.

To the first floor the landing provides access to three bedrooms and a family bathroom.

Externally to the frontage is a garden, driveway and the continuation of the driveway to the side. The rear garden is fenced with a patio and detached garage.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the potential, location and plot size. For sale by Informal Tender. The closing date for offers to be received by is 12 noon on Friday 23rd February 2024.

## Situation

Nestled in the popular village of Blackshaw Moor, within close proximity to the Peak National Park, within easy access to both Derbyshire and Cheshire. A short distance from Blackshaw Moor is the thriving market town of Leek with both independent and national retailers. The property is also within easy access of the market town of Buxton and Ashbourne and with an easy commute to Macclesfield, Congleton and surrounding towns.



## ACCOMMODATION

### Entrance Porch

### Entrance Hallway

Wood glazed door to the front elevation, radiator, stairs to the first floor.

### Living Room 12' 10" x 10' 9" (3.90m x 3.27m)

Upvc double glazed window to the front, radiator, fireplace, tiled surround, hearth and mantle.

### Kitchen 12' 0" x 9' 5" (3.65m x 2.87m) max measurements

Base level units, stainless steel sink, electric cooker point, fire with stone surround, storage cupboard, pantry, Upvc double glazed window to the rear elevation.

### Rear Hallway

Glazed window to the side, radiator, Upvc double glazed door to the rear, understairs storage.

### First Floor

#### Landing

Radiator, Upvc double glazed window to the side, cupboard housing immersion heated tank, loft access.

#### Bedroom One 12' 9" x 10' 7" (3.88m x 3.23m) max measurements

Upvc double glazed window to the rear elevation, radiator.

#### Bedroom Two 10' 0" x 6' 8" (3.05m x 2.02m)

Radiator, Upvc double glazed window to the front elevation.

#### Bedroom Three 9' 8" x 7' 3" (2.95m x 2.21m)

Radiator, Upvc double glazed window to the front elevation.

#### Bathroom 6' 7" x 5' 7" (2.00m x 1.70m)

WC, sink, panel bath, partly tiled, radiator, Upvc double glazed window to the rear.

### Externally

To front, area laid to lawn, hedged boundary, driveway. To the side, concrete driveway. To the rear, garage with up and over door, patio, fenced boundaries.

### METHOD OF SALE

**METHOD OF SALE** The property is offered for sale by Informal Tender. The closing date for offers to be received by is 12 noon on Friday 23rd February 2024. A Tender Form is available from the agents Leek Office. Only offers submitted using the Tender Form will be considered. All Tender Forms should be addressed to Mr. M. Kirkham, Whittaker & Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU and marked '22 Tittesworth Estate – MK'. The vendor reserves the right to not accept the highest, or any offer.

### VIEWINGS

Strictly by Appointment Only on Tuesdays 12pm – 2pm and Saturdays 12pm – 2pm, prior to the tender closing date. (Viewing to commence from Saturday 3rd February). All viewings will be accompanied by a representative of Whittaker & Biggs. Please contact our Leek office on 01538 372006 or email [leek@whittakerandbiggs.co.uk](mailto:leek@whittakerandbiggs.co.uk) to book a time slot.

### MONEY LAUNDERING REGULATIONS

Prospective Purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations prior to the acceptance of any offer made for the property.

### LOCAL AUTHORITY

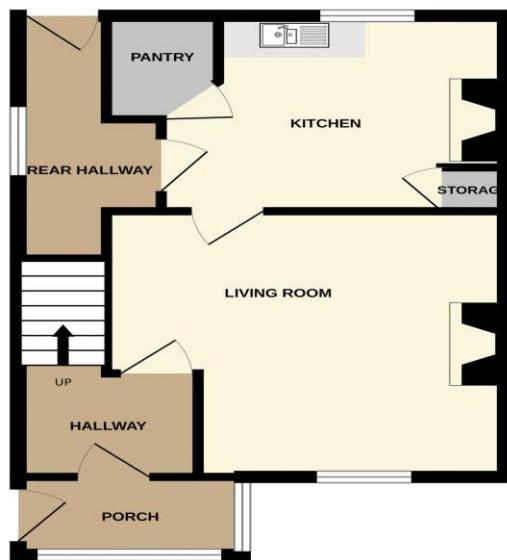
Staffordshire Moorlands District Council, Moorlands House Stockwell Street Leek ST13 6HQ Tel: 0345 605 3010

### COUNCIL TAX

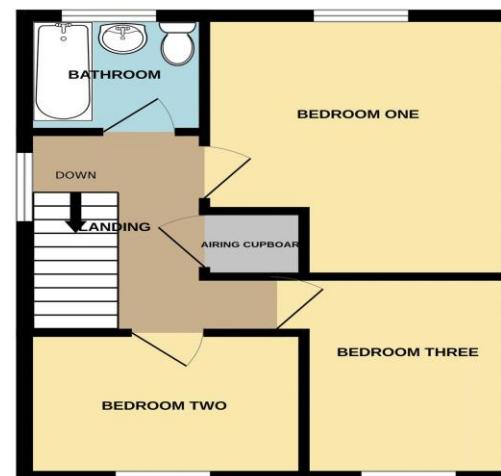
The property is in Band 'A'.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with MyFloorplan 52024.

## Directions

From our Derby Street, Leek, offices proceed onto the A53 Buxton Road. Follow this road for approximately two and half miles and upon entering the village of Blackshaw Moor, take the second turning right onto the Tittesworth Estate, and second left into the cul de sac, where the property is located on the right hand side.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.