



## **5 Badgers Sett, Leek, ST13 8YE**

**Asking price £280,000**

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Situated in a sought-after cul-de-sac location within the popular market town of Leek, this three-bedroom townhouse offers spacious accommodation and plenty of scope for modernisation. Within walking distance of Brough Park and the town centre, this home is the ideal choice for growing families looking to add their own stamp to a long-term home.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

### Denise White Estate Agent's Comments

Located in a desirable part of Leek, this three-bedroom townhouse offers plenty of potential for buyers looking to put their own stamp on a property. The home is arranged over three floors, with a large ground-floor garage and steps leading up to the main entrance.

Upon entering, you are met with a spacious entrance hall, a WC to the right, and a practical kitchen with bay style window to the front of the property. To the rear is a well-proportioned lounge diner, which provides access to a conservatory overlooking the rear garden.

Upstairs, the property offers three bedrooms: a good-sized main bedroom with views over the rear garden, a second double bedroom to the front featuring fitted wardrobes and storage, and a third single bedroom. A well appointed family bathroom completes the first floor.

Whilst the property would benefit from cosmetic updates throughout, it offers practical and spacious accommodation throughout making it an ideal blank canvas for those growing families looking to settle in a sought-after location.

### Location

The property is located in a quiet cul-de-sac on the outskirts of the town centre within walking distance to Brough park and a range of independent local shops.

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 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.

### Entrance Hallway

Laminate flooring. Access to WC. Access to kitchen. Access to lounge. Ceiling light.

### WC

7'0" x 2'11" (2.15 x 0.89)



Laminate flooring. WC. Pedestal style wash hand basin. Wall mounted radiator. Obscured UPVC double glazed window to the front aspect. Ceiling light.



### Kitchen

12'0" x 8'7" (3.66 x 2.63)



Tiled flooring. Range of wall and base units. Wall mounted radiator. Access to boiler. Electric hob. Integrated oven. UPVC double glazed window to the front aspect. Ceiling light.

### Lounge Diner

16'10" x 13'8" (5.15 x 4.18)



Fitted carpet. Wall mounted radiator. Gas fire. Access to conservatory. Ceiling light.

### Conservatory

13'11" x 9'6" (4.26 x 2.90)



Tiled flooring. Double doors leading to outside. Wall lights.

### First Floor Landing

Fitted carpet. Airing cupboard. Loft access. Ceiling light.

### Bedroom One

14'9" x 10'1" (4.52 x 3.08)



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

### Bedroom Two

11'1" x 10'1" (3.40 x 3.08)



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

### Bedroom Three

9'5" x 6'5" (2.89 x 1.96)



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

### Bathroom

7'7" x 7'6" (2.32 x 2.29)



Laminate flooring, Wall mounted radiator. WC. Pedestal style wash hand basin. Fitted bath. Electric shower. Obscured UPVC double glazed window. Ceiling light.

### Garage

26'0" x 16'10" (7.95 x 5.15)

Up and over garage doors. Ceiling light.

### Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

No chain involved with the sale

### 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 Or Rent?

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 Will 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.

## Need A Mortgage Advisor?

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!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

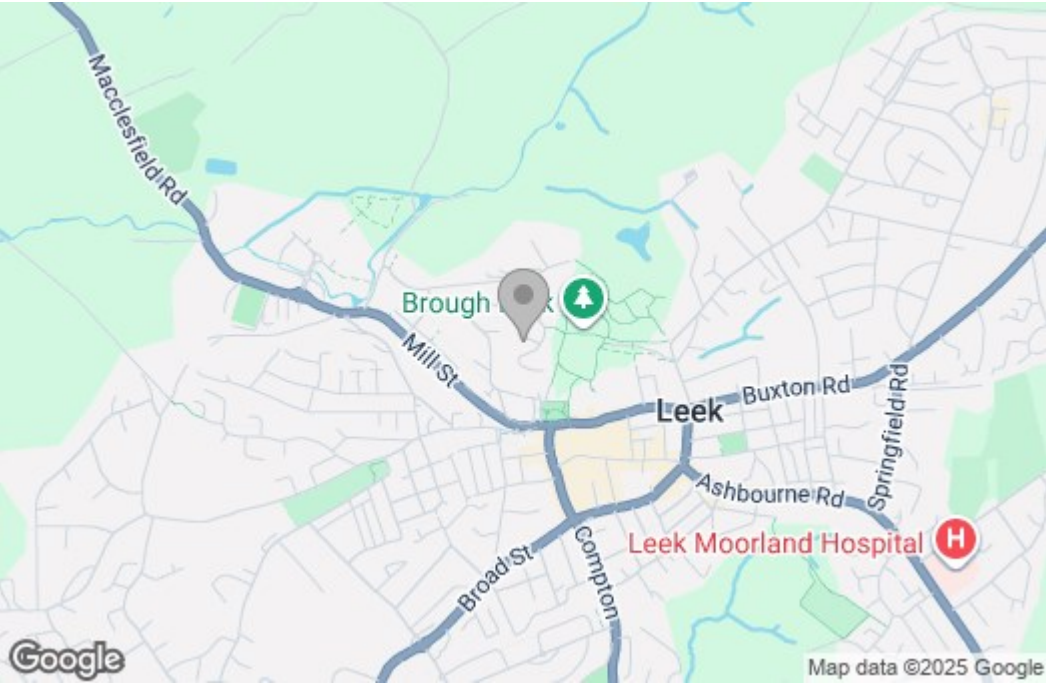
The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

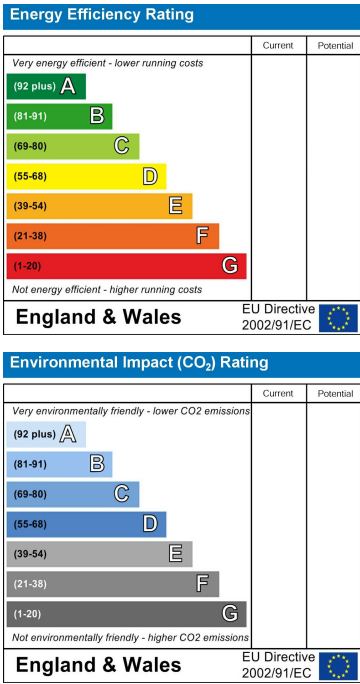
Floor Plan



Area Map



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.