



3 Coopers Close, Leek, ST13 8JL

Guide price £275,000

**** GUIDE PRICE OF £275,000 - £300,000****

A versatile three-bedroom semi-detached home occupying a generous corner plot on Cooper's Close, within a popular residential area of Leek. Offering spacious and flexible accommodation, including an additional reception room with en-suite facilities, the property is ideally suited to families, couples or those requiring dedicated home-working space. Further benefits include off-road parking, an integral garage and a low-maintenance rear garden with multiple patio areas.

Denise White Estate Agent Comments

Situated on Cooper's Close, this well-presented and versatile property offers spacious accommodation across two floors, together with a driveway providing off-road parking for two vehicles, an integral garage and a low-maintenance rear garden.

Upon entering, a welcoming entrance porch leads through into the spacious and versatile lounge, which flows naturally into the adjoining dining room. The dining area enjoys plenty of natural light and features double doors opening directly onto the rear garden, creating an excellent space for entertaining and alfresco dining. The dining room also provides access into the kitchen.

The kitchen is finished to a good standard and benefits from views over the rear garden. From here, a rear hallway provides access to a useful pantry, the integral garage and a further reception room.

The additional reception room offers excellent flexibility and could be utilised as a home office, playroom, hobby room or occasional guest accommodation. The room also benefits from its own en-suite bathroom and is currently being used as a bedroom, although it would not traditionally be classified as a fourth bedroom.

To the first floor, the landing provides access to three well-proportioned bedrooms, together with a family bathroom and separate WC.

Bedroom one is a comfortable double overlooking the front aspect, whilst bedroom two is another well-sized double overlooking the rear garden. Bedroom three is a particularly versatile room, offering sufficient space to accommodate a double bed if required, although it would lend itself equally well to use as a generous single bedroom, nursery, home office or playroom.

The family bathroom is complemented by a separate WC, providing practical accommodation for modern family living.

Externally, the property occupies a generous corner plot, with a driveway to the front providing off-road parking for two cars. To the rear is a particularly good-sized, low-maintenance garden featuring two separate patio seating areas. The first patio is accessed directly from the dining room and provides an ideal setting for outdoor dining and entertaining, whilst steps lead down to a second patio area offering a more relaxed and secluded seating space. A small lawned section completes the garden, providing a manageable area of greenery that could also be enhanced by those with a keen interest in gardening.

Overall, this is a versatile and spacious family home, offering three bedrooms alongside a valuable additional reception room, excellent outdoor space, off-road parking and a useful integral garage, all within a popular residential setting in Leek.

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 wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Entrance Porch

4'2" x 4'2" (1.29 x 1.29)

Lounge

12'2" x 12'0" (3.72 x 3.67)



Dining Room

22'5" x 9'1" (6.85 x 2.77)



Kitchen

10'7" x 8'8" (3.24 x 2.66)



Rear Hall

Garage

17'5" x 7'9" (5.31 x 2.37)



Office/Playroom

17'2" x 10'0" (5.24 x 3.07)



Bathroom

7'4" x 6'3" (2.24 x 1.93)



Bedroom Two

8'10" x 12'0" max (2.70 x 3.67 max)



First Floor Landing



Bedroom Three

9'3" x 8'3" (2.82 x 2.54)



Bedroom One

11'9" x 11'6" (3.59 x 3.53)



Bathroom

7'10" x 5'6" (2.39 x 1.69)



Separate WC

6'2" x 2'7" (1.89 x 0.81)



Outside



Externally, the property enjoys a generous corner position with a driveway providing parking for two vehicles. To the rear is a well-maintained, low-maintenance garden arranged over multiple levels, featuring two patio seating areas and a smaller lawned section. The first patio is ideally positioned off the dining room, whilst the lower seating area provides a separate space for relaxing and enjoying the garden.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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



"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to

estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

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!

Property To Sell?

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 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.

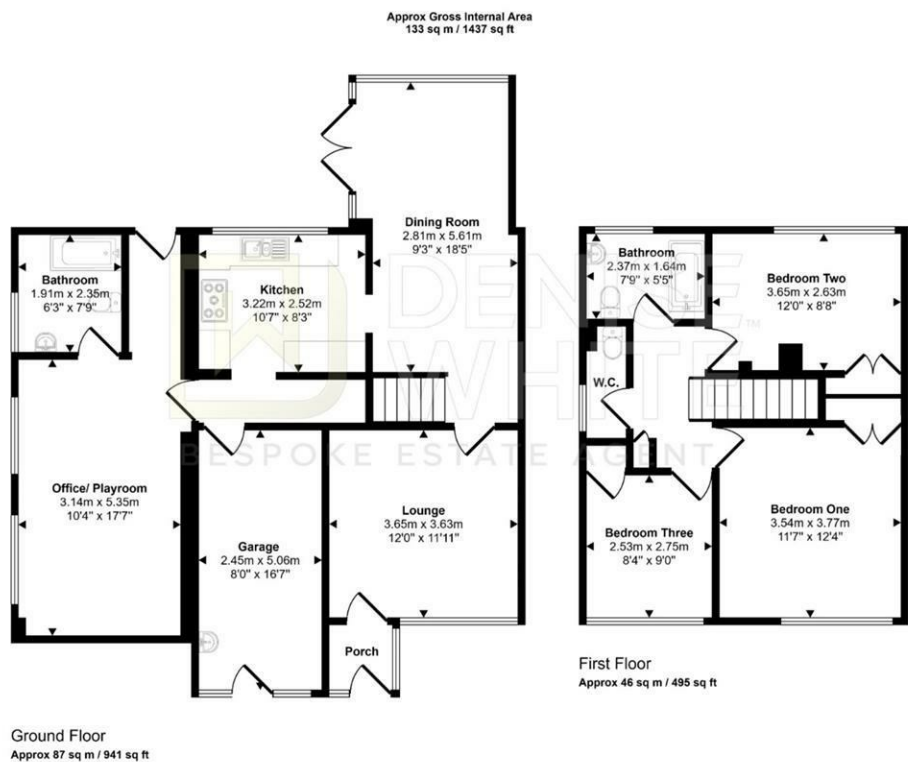
Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

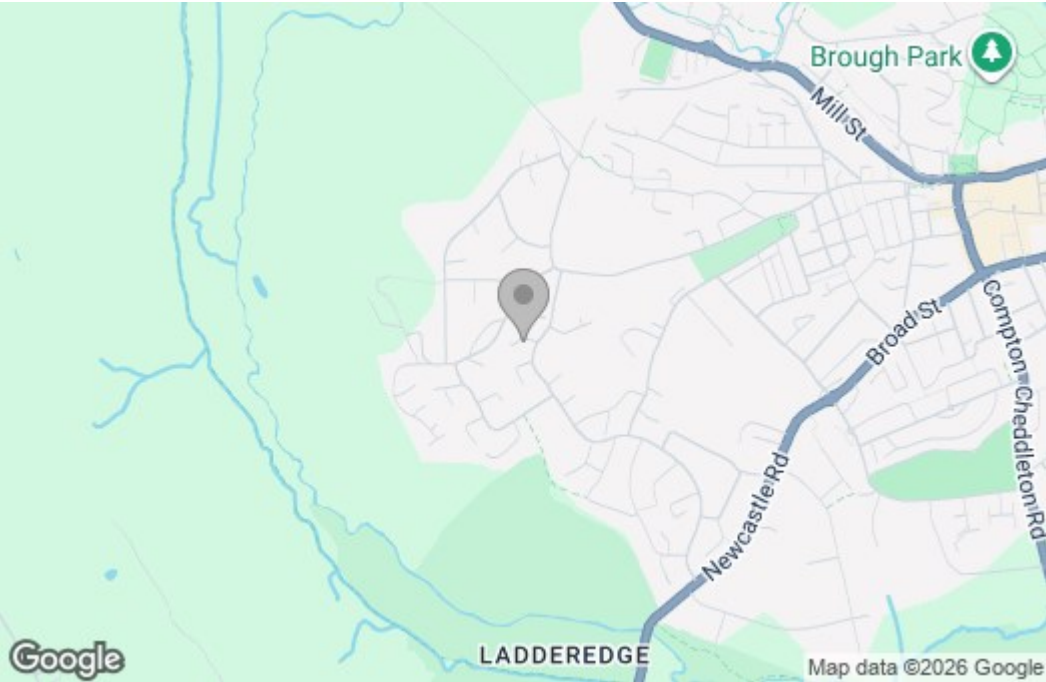
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

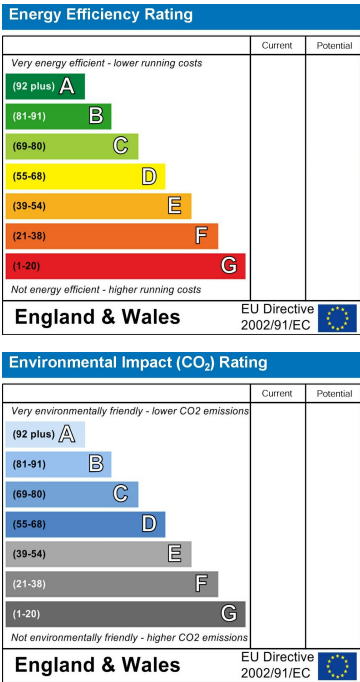


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.