DENISE WHITE™
BESPOKE ESTATE AGENT









54 Beggars Lane, Leek, ST13 8JP

Offers over £250,000

"A house becomes a home in the little moments – the laughter around the dinner table, summer afternoons in the garden and memories made together, one day at a time."

Situated on the ever-popular Beggars Lane in Leek's desirable West End, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, ideally suited to family living. Conveniently positioned for well-regarded local schools and everyday amenities, the property boasts two reception areas, three well-proportioned bedrooms and a fantastic, generous rear garden. Further benefits include ample off-road parking and a single garage. An excellent opportunity for families seeking space, convenience and a sought-after location.

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Denise White Estate Agents Comments
Situated along the ever-popular Beggars Lane in Leek's desirable West End, this three-bedroom semi-detached home presents an excellent opportunity for families, particularly those seeking convenient access to well-regarded local schools and amenities.

The property offers versatile accommodation throughout, comprising an entrance porch, welcoming hallway and a well-proportioned kitchen. A short flight of steps leads to an impressive lounge diner, providing a spacious and flexible living and entertaining area with pleasant views over the rear garden. A useful rear porch, with additional storage space and external access, completes the ground floor.

To the first floor are three well-proportioned bedrooms, with two comfortable double bedrooms and a further generous single, alongside a family bathroom.

Externally, the property really comes into its own with a particularly generous rear garden, offering a variety of spaces to enjoy, including a decked seating area, gravelled seating space, lawned garden, summer house and useful workshop.

Combining spacious and versatile accommodation with an excellent garden and a sought-after West End location, this property is sure to appeal to a wide range of buyers, especially growing families.

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 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

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.

Why We Love This Home!
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Entrance Porch

Entrance Hall

Kitchen

13'1" x 8'4" (4.00 x 2.55)



Lounge Diner

20'10" x 14'3" (6.37 x 4.36)



Back Porch

7'4" x 3'7" (2.24 x 1.11)

Bedroom One

12'8" x 7'5" (3.88 x 2.27)



Bedroom Two

8'9" x 8'2" (2.67 x 2.51)



Bedroom Three

9'8" x 6'3" (2.95 x 1.91)



Bathroom

5'8" x 5'3" (1.73 x 1.62)



Outside



To the front, the property benefits from a generous block-paved driveway, providing ample off-road parking for multiple vehicles, alongside a single garage. To the rear, the particularly generous garden offers a fantastic space for families and entertaining, featuring a decked seating area, an attractive gravelled section and a substantial lawned garden. Further benefits include a raised seating area towards the rear, a useful summer house and additional workshop/storage facilities, creating a versatile outdoor space to be enjoyed throughout the year.

Summer House

Workshop

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band C
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



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll

showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

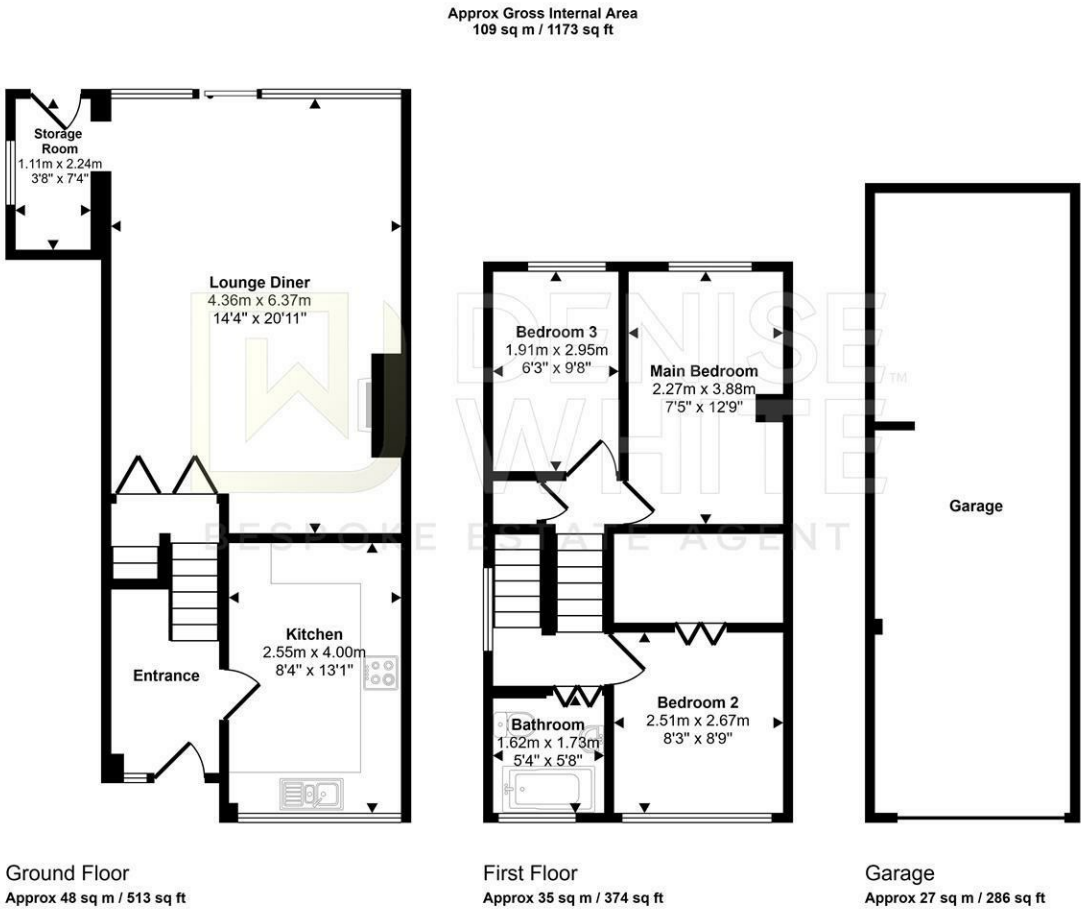
Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

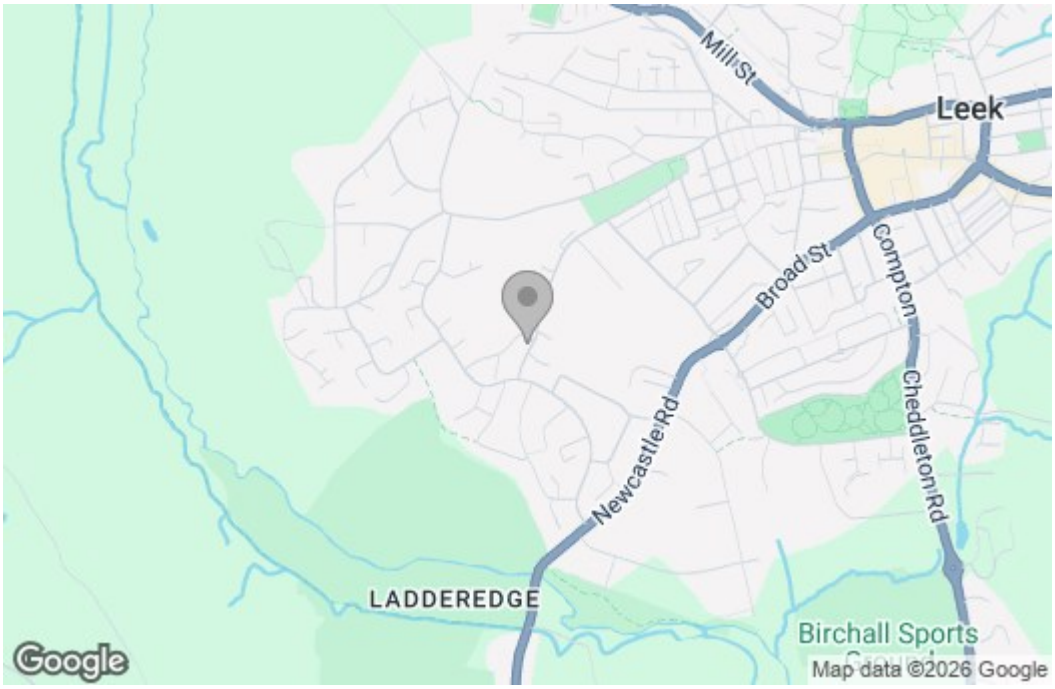
Buyer ID Checks
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services 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

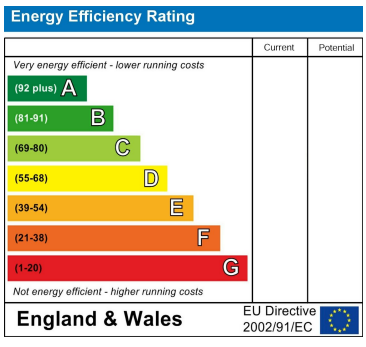


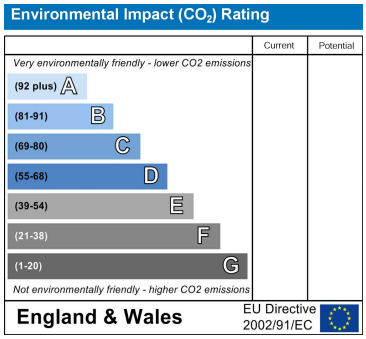
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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