DENISE WHITE™
BESPOKE ESTATE AGENT









16 Mountside Gardens, Leek, ST13 6ND

Guide price £325,000

GUIDE PRICE £325,000 - £350,000

Set within a quiet cul-de-sac on Mountside Gardens in Leek, this well-maintained three-bedroom family home offers generous and versatile accommodation with beautiful far-reaching views across Leek and towards the Roaches. With a spacious rear garden, off-road parking and a useful converted garage providing additional living space, the property is ideally suited to small or growing families. Presented to a good standard and ready to move straight into, there is still plenty of opportunity for a new owner to make cosmetic updates and put their own stamp on the home over time. A fantastic combination of location, space, versatility and potential.

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Denise White Estate Agent Comments

A beautifully positioned three-bedroom family home, tucked away within a quiet cul-de-sac on Mountside Gardens in Leek, offering generous accommodation, excellent outdoor space, ample off-road parking and far-reaching views across Leek and towards the Roaches.

The property is well presented throughout and offers spacious, versatile living accommodation that is ready to move straight into, whilst also providing scope for a new owner to modernise and put their own stamp on the home.

Upon entering, the property opens into a welcoming entrance hallway with access to a useful downstairs WC and a generous lounge, which in turn leads through to a separate dining area with an open-plan feel into the kitchen. The kitchen provides ample storage and workspace, with the adjoining utility area offering further practicality. From the dining area, there is access into a bright conservatory overlooking the rear garden, creating a lovely additional space to relax and enjoy the property's attractive outlook.

A particularly useful feature is the converted garage, currently utilised as an additional reception room, providing excellent flexibility for use as a family room, home office, playroom or further living space.

To the first floor are three bedrooms, including two well-proportioned double bedrooms, with the rear bedroom benefiting from fitted wardrobes and stunning far-reaching views across Leek and the surrounding countryside. A further single bedroom and modern shower room complete the accommodation.

Externally, the property continues to impress, with a generous driveway providing off-road parking for approximately four vehicles and a substantial rear garden. The garden features a paved patio adjoining the property, a large lawned area, further seating space and mature hedging, creating a private and peaceful outdoor setting with attractive views beyond.

Overall, this is a fantastic family home in a desirable and peaceful position, combining versatile accommodation, excellent garden space, generous parking and some truly impressive views. Whilst there is potential for some updating, the property has been very well maintained, offering the next owner an excellent opportunity to create a home tailored to their own taste and style.

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.

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.

Why We Love This Home!



There is a lot to like about this property, but for us, it is the combination of location, versatility and fantastic views that really makes it stand out. Tucked away within a peaceful cul-de-sac, yet conveniently positioned within Leek, it offers the kind of setting that will appeal particularly well to small and growing families looking for somewhere they can settle into and enjoy.

The accommodation is incredibly versatile, with the converted garage providing an additional reception space that could easily adapt to suit different stages of family life – whether that's a playroom, home office, family room or simply somewhere to escape to.

The generous rear garden and far-reaching views add another real point of difference, providing a lovely outdoor space for entertaining, relaxing or watching the family grow. Ultimately, this is a home that offers immediate comfort with plenty of future potential, making it particularly appealing to buyers looking for somewhere they can move into now and improve at their own pace.

Entrance Hall

6'7" x 3'9" (2.01 x 1.16)

WC

4'3" x 3'8" (1.31 x 1.13)



Lounge

16'3" x 10'6" extending to 12'0" (4.96 x 3.21 extending to 3.66)



Dining room

8'10" x 7'5" (2.70 x 2.27)



Sitting Room

17'0" x 7'11" (5.20 x 2.43)



Kitchen

8'8" x 7'2" (2.66 x 2.19)



Conservatory

9'8" x 9'4" (2.97 x 2.87)



Utility Room

7'6" x 6'10" (2.30 x 2.09)

First Floor Landing

Bedroom One

13'1" x 8'3" (4.01 x 2.53)





Bedroom Two

8'0" x 9'7" (2.45 x 2.94)



Bedroom Three

8'11" x 6'3" (2.74 x 1.93)



Shower Room

6'7" x 6'3" (2.01 x 1.93)



Outside



The property benefits from excellent outdoor space, with a generous driveway to the front providing ample off-road parking for approximately four vehicles. To the rear is a particularly good-sized garden, offering a combination of paved patio, lawn and additional seating areas, making it a versatile space for everything from morning coffees to family gatherings and summer barbecues. Mature hedging provides a good degree of privacy, whilst the property's elevated position allows the garden to take full advantage of the attractive views across Leek and the surrounding countryside. A genuinely enjoyable outdoor space and another feature that makes this home particularly appealing to families.

Agents Notes
Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band D
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.

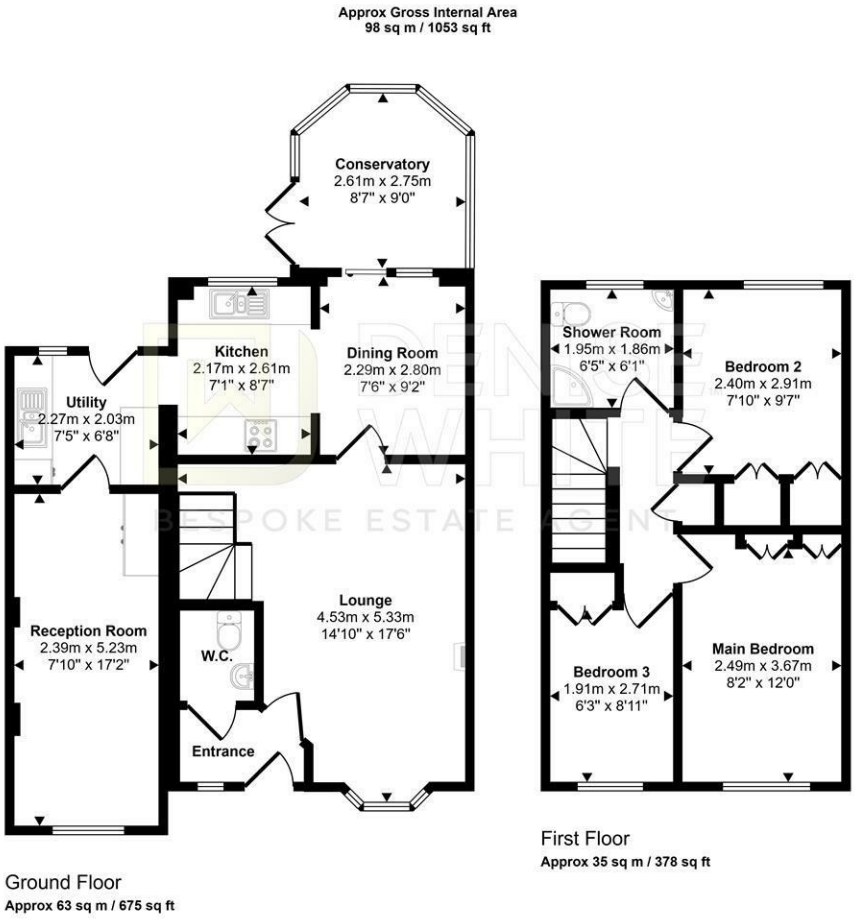
Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

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.

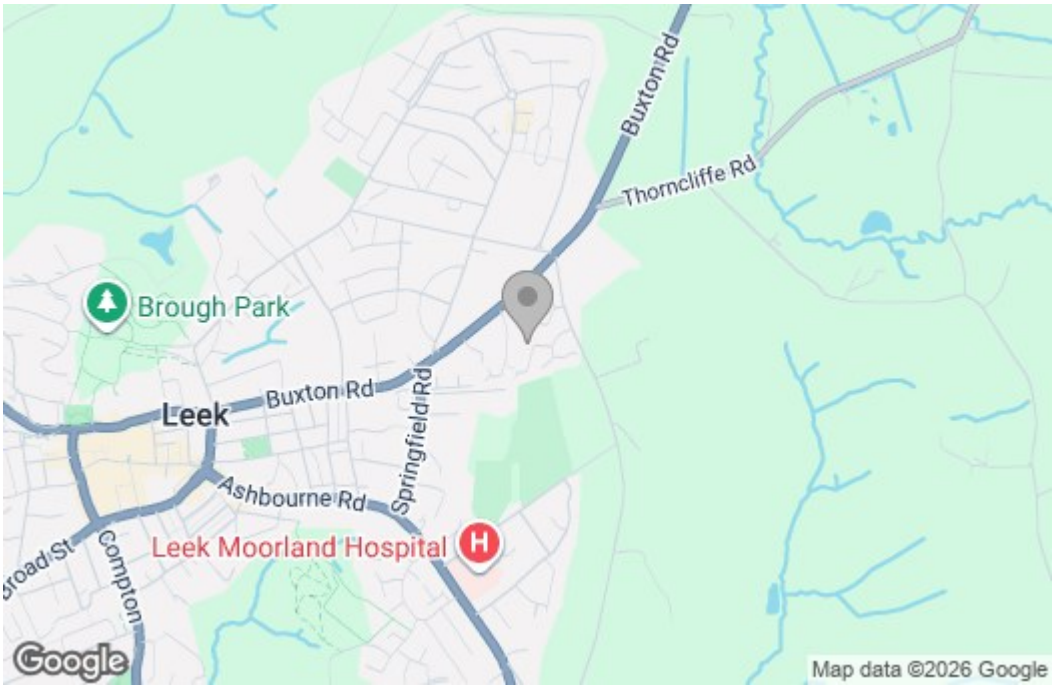
Buyer ID Checks
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services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

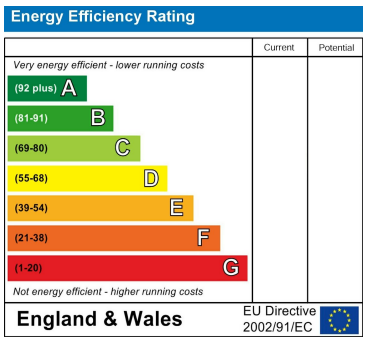


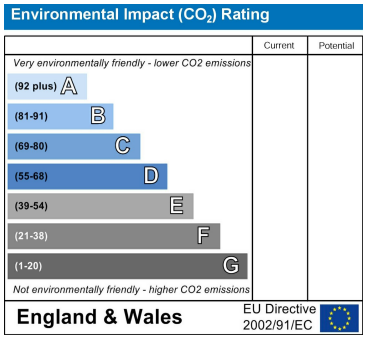
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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