DENISE WHITE™

BESPOKE ESTATE AGENT

18 Bluebell Close, Leek, ST13 7AW

Offers in excess of £260,000

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"A home that gives everyone their own space, while still bringing everyone together."

A well-presented three double bedroom semi-detached home situated in the popular village of Leekbrook. Featuring spacious accommodation arranged over three floors including kitchen diner and living room with French doors onto the rear garden, this home is ideal for growing families.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments
Located in Leedbrook, this three-bedroom semi-detached house offers well-balanced accommodation set over three floors.

The ground floor comprises an entrance hallway with a downstairs WC, leading through to a spacious kitchen diner at the rear of the property. The kitchen diner flows naturally into the lounge area, which overlooks and opens out onto the garden, creating a practical layout suited to everyday living.

On the first floor are two generous double bedrooms along with a family bathroom.

The second floor is dedicated to the principal bedroom, which benefits from a walk-in wardrobe area and an en-suite shower room.

Externally, the property features a large driveway to the front providing ample off-road parking, a garage, and an enclosed lawned garden.

Overall, this is a well-proportioned home in a village location, offering flexible living space and good-sized bedrooms throughout.

Location
Leekbrook is a small, well established, residential estate situated on the edge of the market town of Leek, Staffordshire.

The market town of 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 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
Wooden design flooring. Wall mounted radiator. Access to WC. Access into kitchen. Stairs leading to first floor accommodation. Ceiling light.

WC

Tiled flooring. Wall mounted radiator. WC. Vanity style wash hand basin. Ceiling light.

Kitchen Diner

18'0" x 10'8" max (5.51 x 3.27 max)

Wooden design flooring. Wall mounted radiators. Fitted with a range of wall and base units. Stainless steel drainer style sink unit. Space for dishwasher. Plumbing for washing machine. Integrated oven. Gas hob. Access into lounge. uPVC Windows to the front and side aspect. Ceiling light. Sliding pocket doors leading to the Lounge.

Lounge

14'5" x 9'7" (4.40 x 2.94)

Fitted carpet. Wall mounted radiators. Electric fire. uPVC double doors leading to garden. uPVC window to the rear aspect. Ceiling light.

First Floor Landing

Fitted carpet. Wall mounted radiator. Stairs leading to second floor landing. Ceiling light.

Bedroom Two

14'6" x 11'3" (4.43 x 3.43)

Fitted carpet. Wall mounted radiator. Two uPVC windows to the rear aspect. Ceiling light.

Bathroom

6'8" x 6'2" (2.04 x 1.88)

Tiled flooring. Wall mounted radiator. WC. Pedestal style wash hand basin. Bath. Shower attachment. Ceiling light.

Bedroom Three
14'6" x 8'4" (4.44 x 2.56)

Fitted carpet. Wall mounted radiator. uPVC window to the front aspect. Ceiling light.

Second Floor Landing
Fitted carpet. Ceiling light.

Bedroom One
14'7" x 13'10" max (4.45 x 4.23 max)

Fitted carpet. Wall mounted radiator. Storage cupboard. uPVC window to the front aspect. Ceiling light.

Dressing room
6'5" x 5'6" (1.97 x 1.68)
Fitted carpet. Access to ensuite. Skylight window. Ceiling light.

Ensuite
7'6" x 5'7" max (2.31 x 1.71 max)

Tiled flooring. Heated Towel rail. WC. Wash pedestal style wash hand basin. Shower cubicle with shower attachment. Skylight window. Ceiling light.

Garage
16'10" x 6'6",265'8" (5.15 x 2,81)
Up and over garage door. Ceiling light.

Outside
Externally, the property benefits from a prominent corner position with a generous frontage. To the front, there is a substantial driveway providing ample off-road parking, along with a covered carport and access to the garage. The block-paved and tarmac finish creates a clean, low-maintenance approach, with space for multiple vehicles. Plans had previously been passed for the conversion of the current garage in to an additional sitting room, and also for the construction of a detached double garage, this has now lapsed, but could potentially be reinstated subject to submitting the necessary applications.

To the rear, the enclosed garden offers a private and manageable outdoor space, mainly laid to lawn with a paved patio area directly outside the rear doors—ideal for seating and outdoor dining. The surrounding fencing and brick wall boundaries provide a good level of enclosure, making it well suited to both families and those seeking a secure outdoor area.

Agent 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

"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!

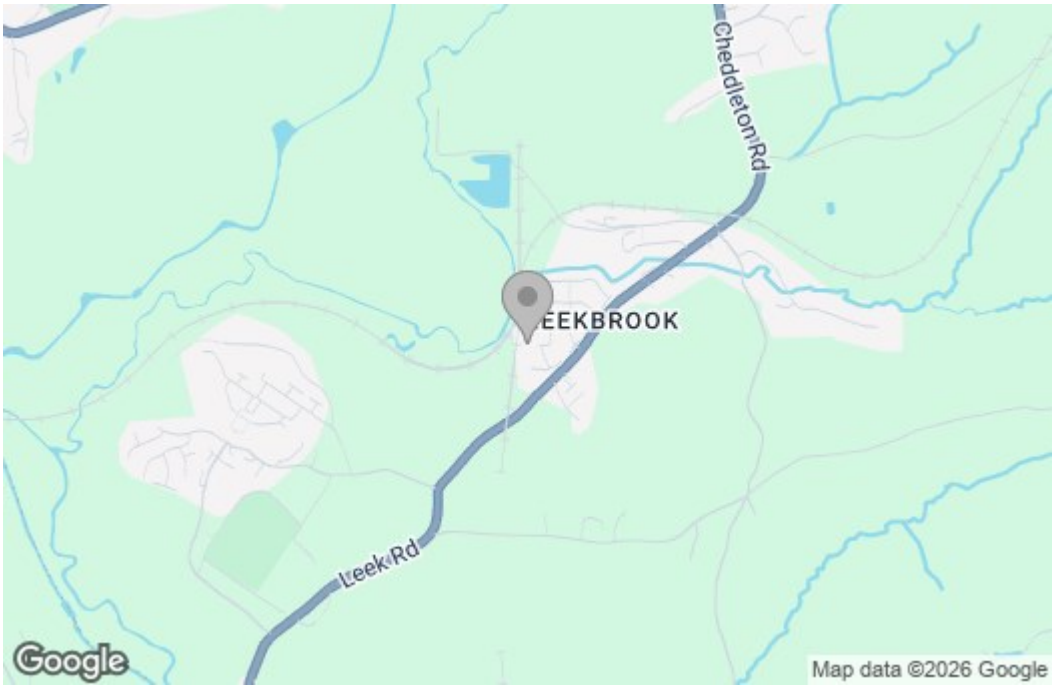
Anti-Money Laundering & ID Checks

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.

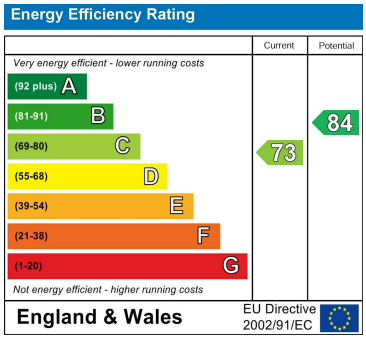
Floor Plan

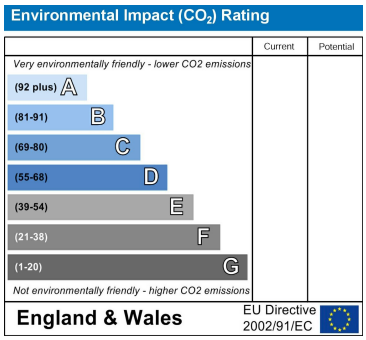
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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