



7 Ballington View, Leek, ST13 5SF

Guide price £325,000

OUR PHONE LINES ARE OPEN 9AM TO 9PM 7 DAYS A WEEK!

****GUIDE PRICE OF £325,000 - £350,000****

"Wake up to the views, come home to the space, and create memories that last a lifetime."

A well presented four-bedroom detached family home situated on the sought-after Ballington View. Offering spacious and versatile accommodation, stunning countryside views to the rear, multiple reception rooms, an en-suite principal bedroom, driveway, garage and an attractive rear garden, this is an ideal home for growing families looking to put their own stamp on this great opportunity.

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

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Denise White Estate Agents Comments

Positioned in a sought-after location on Ballington View, this four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. With open views to the rear, multiple reception rooms and a practical layout throughout, this property is well suited to a range of buyers and plenty of scope to modernise and create a home tailored to their own tastes and requirements.

Stepping inside, the entrance hallway provides access to the ground floor accommodation, with stairs rising to the first floor. The spacious lounge enjoys a dual aspect, with sliding patio doors opening onto the rear garden and making the most of the open views. A second reception room, currently used as a dining room, offers flexibility and could equally be utilised as a home office, playroom or hobby room. Completing the ground floor is a useful WC/cloakroom, together with a well-appointed kitchen overlooking the rear garden, which leads through to a separate utility room.

To the first floor are four well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room, while bedroom two features fitted wardrobes. Bedrooms three and four overlook the rear aspect, enjoying the open outlook, and are served by a family bathroom.

Externally, the property offers a driveway providing off-road parking, access to the integral garage, and an enclosed rear garden with a patio seating area and lawn, all enjoying the pleasant open views beyond.

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 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.

Entrance Hall

12'3" x 4'11" extending to 11'6" (3.75 x 1.51 extending to 3.51)



Composite door to the front aspect. Carpet. Radiator. Storage cupboards. Obscured uPVC window to the front aspect. Ceiling lights. Doors leading into:-

Lounge

23'2" x 11'10" (7.07 x 3.63)



Carpet. Radiator. Gas fire. uPVC window to the front aspect. uPVC sliding doors to the rear aspect. Ceiling lights.

Dining Room

9'10" x 9'6" (3.02 x 2.90)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Kitchen

10'4" x 8'11" (3.16 x 2.73)



Fitted with a range of wall base units with work surfaces over incorporating a sink and drainer unit with mixer tap. Integrated dishwasher and fridge. Space for cooker. Tiled flooring. Radiator. uPVC window to the rear aspect. Ceiling light. Door leading into:-

Utility Room

9'3" x 5'8" (2.84 x 1.74)



Tiled flooring. Plumbing for washing machine, space for dryer, space for freezer. uPVC window to the rear aspect. Ceiling light.

WC

6'6",6'6" x 5'4" extending to 9'6" (2,02 x 1.65 extending to 2.90)



Carpet. Radiator. Low-level WC. Pedestal wash hand basin. Obscured uPVC window to the side aspect. Ceiling light.

First Floor Landing

Carpet. Airing cupboard. Ceiling light. Loft access. Doors leading into:-

Bedroom One

9'5" x 15'1" (2.89 x 4.62)



Carpet. Radiator. uPVC windows to the front and side aspect. Wash hand basin. Wall light. Ceiling light. Door leading into:-

En-suite Shower Room

5'7" x 3'10" (1.71 x 1.19)



Fitted with a shower cubicle. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Two

11'10" x 10'2" extending to 13'3" (3.63 x 3.12 extending to 4.06)



Carpet. Radiator. Fitted wardrobes. uPVC window to the front aspect. Ceiling light.

Bedroom Three

11'10" x 7'5" (3.63 x 2.27)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Four

10'5" x 7'5" (3.19 x 2.28)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom

10'2" x 6'2" (3.10 x 1.89)



Fitted with a suite comprising of bath, low-level WC and pedestal wash hand basin. Vinyl flooring. Radiator. Obscured uPVC window to the front aspect. Ceiling light.

Outside



To the front, the property benefits from a driveway providing off-road parking and access to the integral garage. The enclosed rear garden is mainly laid to lawn with a patio seating area, creating the perfect space for entertaining or relaxing whilst taking full advantage of the lovely open views across the surrounding countryside.

Garage

19'7" x 9'11" (5.97 x 3.03)

Up and over door to the front aspect. Providing a useful storage space.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

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.

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



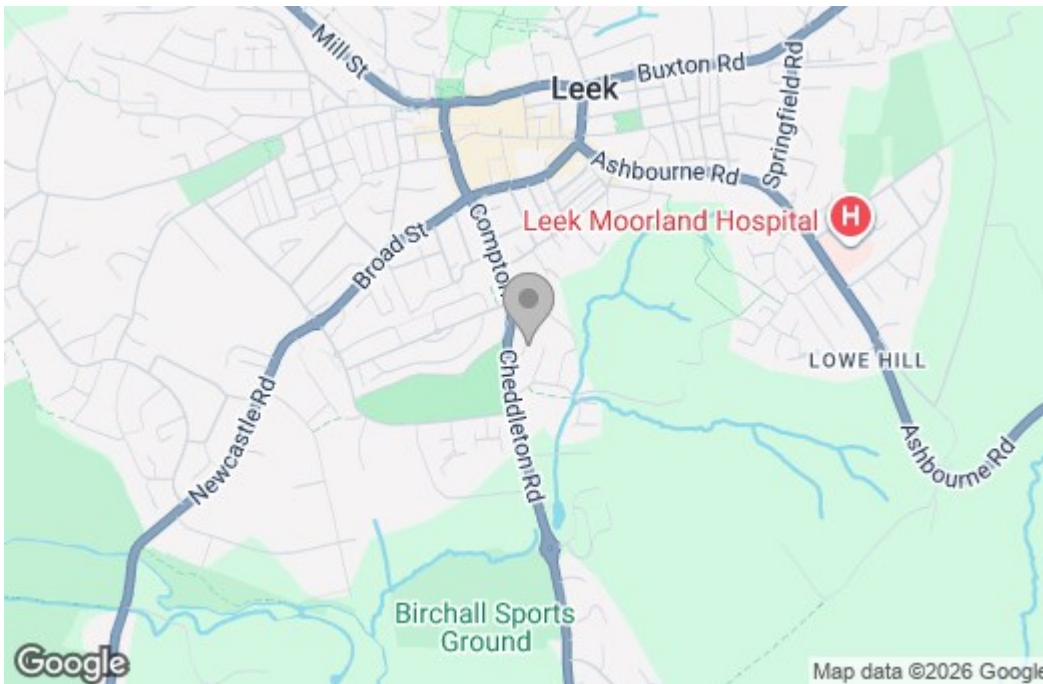
Ground Floor



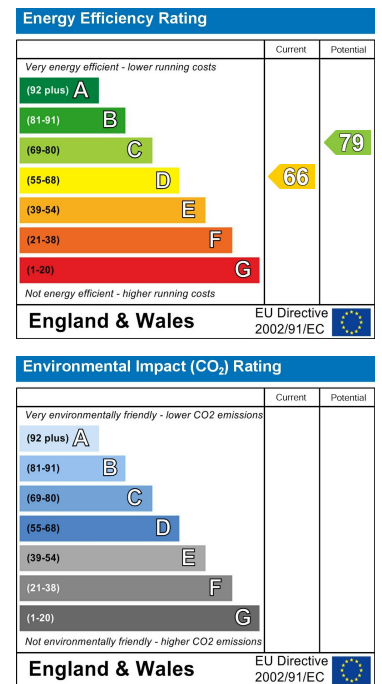
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.