



9 High View Road, Leek, ST13 5BS

Offers in the region of £270,000

"Somewhere between the views, the quiet mornings and the little moments, you'll find a place that feels like home."

We are delighted to present this well-designed three bedroom semi-detached home situated on High View Road in Leek, benefiting from epic views across the town and surrounding countryside. This unique property offers spacious and versatile accommodation, including a converted garage providing an additional reception room, study or third bedroom. Outside, there is off-road parking, a private landscaped rear garden and an open outlook over adjoining fields. An excellent choice for first-time buyers, commuters, small families or those seeking a flexible home near town with a rural feel.

Denise White Estate Agent Comments

A well-presented and versatile three bedroom semi-detached home, ideally positioned on High View Road in Leek, benefiting from expansive views across Leek and the surrounding countryside. The current owners, who commute to London for work, have carried out a range of cosmetic improvements over recent years (including fully boarded loft, new boiler and extractor fan in the bathroom), creating a comfortable and welcoming home with a number of flexible living spaces.

The property is approached via a secure entrance porch, providing useful space for coats, shoes and deliveries, which leads into the entrance hall. The hall benefits from a useful under-stairs storage cupboard, stairs rising to the first floor and access into the main living accommodation.

The spacious and naturally light-filled lounge is a particularly attractive room featuring a characterful exposed-brick fireplace with an eco log-burning stove creating a lovely focal point. The room has been thoughtfully designed by the current owners, in the mid-century style, and offers considerable flexibility for a range of furniture layouts.

From the lounge, you enter the modern fitted kitchen, which overlooks the rear garden and provides a good range of storage and bespoke workspaces. The kitchen then leads through to a rear hallway, providing access to the garden and the property's versatile, converted garage.

The former garage has been converted to create a bright and adaptable additional reception room, currently suited to use as a dining room, study, home office, bedroom or further sitting room depending on the new owner's requirements. This flexibility is a real benefit and adds valuable space to the home.

To the first floor are two well-proportioned bedrooms. The principal bedroom is a generous space with fitted storage and wardrobes, while also enjoying excellent elevated views across Leek and the surrounding countryside – undoubtedly one of

the property's standout features.

The second bedroom is a comfortable double bedroom overlooking the rear garden and open fields beyond. Completing the first floor is a stylish family bathroom, featuring part-tiled walls and a modern, characterful finish.

Externally, the property benefits from a designed front garden and driveway providing parking for approximately one to two vehicles. To the rear is a particularly private and enclosed garden, expertly landscaped with established planting and greenery. There is a paved patio and outside dining area, bordered by handcrafted dry stone walls, steps leading to a lawned section and a further space towards the rear currently used as a barbecue area.

The garden backs onto protected open fields, giving the property a pleasant semi-rural feel while still being within walking distance of Leek and its amenities. For commuters, both Stoke and Macclesfield stations are only 25mins drive away. And for nature and adventure lovers, this property is at the foothills of the Peak District with easy access to the Roaches and beyond.

Overall, this is a very well-maintained and versatile home with excellent views, flexible additional accommodation and a private rear garden backing onto protected fields, making it an appealing proposition for first-time buyers, commuters, small families or those looking for a home with useful additional working, entertaining or sleeping space.

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.

Entrance Porch

5'8" x 3'10" (1.75 x 1.18)

Entrance Hall

7'2" x 5'3" (2.19 x 1.62)

Lounge

23'10" x 10'3" (7.27 x 3.14)



Kitchen

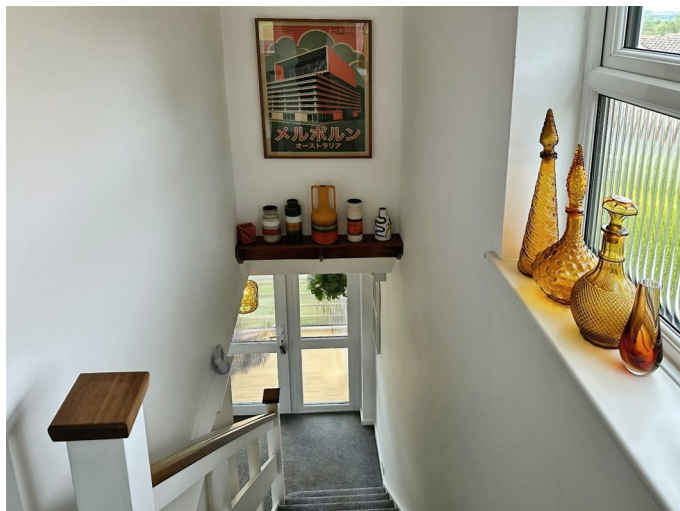
14'4" x 8'3" (4.37 x 2.53)

Bedroom Three/Dining Room/ Study

18'2" x 7'0" (5.54 x 2.14)



First Floor Landing



Bedroom One

11'7" x 11'0" (3.55 x 3.37)



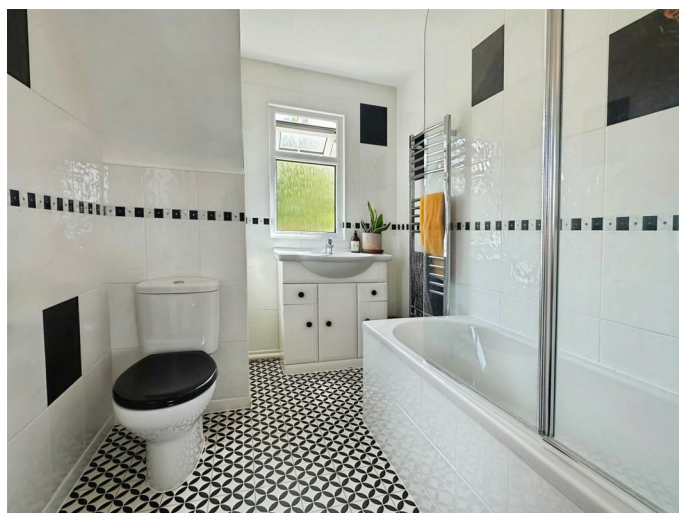
Bedroom Two

12'6" x 9'6" (3.82 x 2.92)



Bathroom

8'6" x 6'2" (2.61 x 1.90)



Outside



Externally, the property enjoys a pleasant front garden with a driveway providing off-road parking for one to two vehicles. To the rear is a private, enclosed garden, surrounded by established plants, trees and greenery, creating a secluded and relaxing outdoor space. A paved patio provides an ideal seating and entertaining area, with steps leading up to a lawned section and a further barbecue area towards the rear. The garden enjoys a lovely open outlook over adjoining fields, adding a peaceful rural feel and making the most of the property's elevated position and surrounding countryside.

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 2024 & 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 time comes, you're ready to go.

Do You Need A Mortgage?

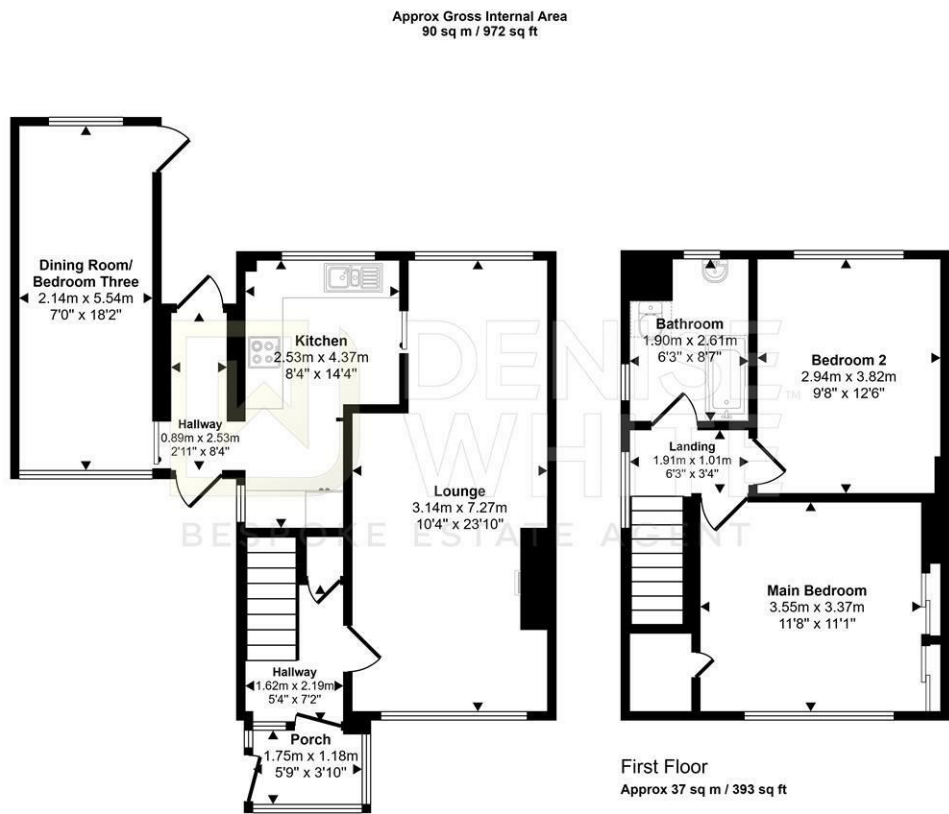
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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

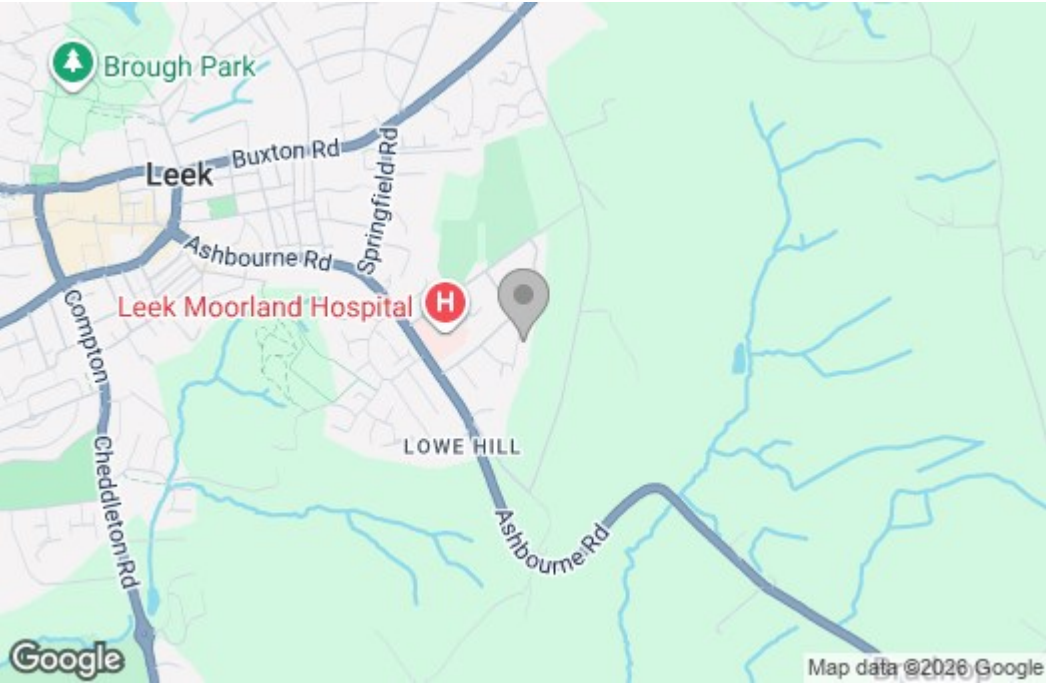


Ground Floor
Approx 54 sq m / 579 sq ft

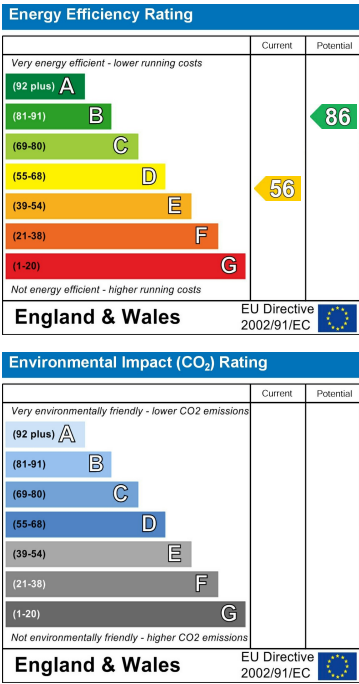
Denotes head height below 1.5m

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.