



1 The Crescent, Leek, ST13 6HD

Guide price £160,000

PHONE LINES OPEN 9AM-9PM, MONDAY TO SATURDAY - SUNDAYS 10AM-2PM

** GUIDE PRICE £160,000 to £170,000 **

"The magic of a new beginning lies in the courage to pick up a hammer and decide that your environment deserves to be beautiful."

Located on The Crescent in Leek, this three-bedroom semi-detached home offers a fantastic opportunity for those seeking a substantial renovation project. Requiring modernisation throughout, the property provides spacious and versatile accommodation, gardens to both front and rear, and off-road parking. With plenty of scope to redesign, renovate and add value, this could appeal to builders, investors or buyers looking to create their own home from a blank canvas.

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Denise White Estate Agent Comments

Situated on The Crescent in Leek, this three-bedroom semi-detached property presents an exciting opportunity for buyers looking for a genuine renovation project with the chance to create a home entirely to their own specification.

The property requires a comprehensive programme of modernisation and refurbishment throughout, but offers a surprisingly spacious layout, good-sized gardens and plenty of scope for improvement, making it an ideal blank canvas for those looking to put their own stamp on a home.

Upon entering, you are welcomed into an inner hallway, with the property also offering access via the kitchen. The kitchen itself is particularly spacious and provides a versatile footprint with ample opportunity to redesign and create a modern family kitchen tailored to individual requirements. There is also useful understairs storage together with a further storage cupboard.

The inner hallway leads through to two well-proportioned reception rooms. The principal lounge provides a generous living space, whilst the additional sitting room offers further flexibility and could be utilised as a dining room, home office, playroom or second reception space depending on the needs of the new owner.

To the first floor are three bedrooms, including a spacious principal bedroom enjoying an outlook over the rear garden, a second bedroom overlooking the front of the property and a third bedroom with a side aspect. Completing the first floor is a family-sized bathroom.

Externally, the property occupies a decent-sized plot with gardens to both the front and rear. The rear garden offers considerable scope for landscaping and could be transformed into an attractive private outdoor space, whilst the front provides additional garden space and off-road parking via the driveway.

Whilst this is undoubtedly a property requiring

significant work, the combination of its position, three-bedroom accommodation, generous plot, gardens and versatile internal layout makes this an excellent opportunity for someone with vision. With the right investment and imagination, there is genuine potential to transform this property into a fantastic individual home.

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!

For us, the real appeal of this property is the opportunity it presents. This isn't a home where you're simply changing the odd room or replacing a kitchen — it's a genuine blank canvas, giving the

next owner the chance to completely transform the property and create something that feels truly their own.

The spacious layout, three bedrooms, two reception rooms and decent-sized plot provide a fantastic starting point, whilst the gardens offer even more potential outside. Whether you're looking to create a modern family home, take on your first major renovation project or simply want a property where you can put your own stamp on every detail, there's plenty here to work with.

It needs work, but that's exactly where the opportunity lies. With vision, investment and a good dose of imagination, we believe this property could be transformed into a fantastic detached home in a popular Leek location.

Kitchen

14'10" x 9'7" (4.54 x 2.94)



Inner Hall

Lounge

12'7" x 12'2" (3.85 x 3.71)



Sitting Room

12'7" x 12'2" (3.85 x 3.71)



First Floor Landing

Bedroom One

13'1" x 12'0" (4.01 x 3.68)



Bedroom Three

15'9" x 6'9" (4.81 x 2.07)



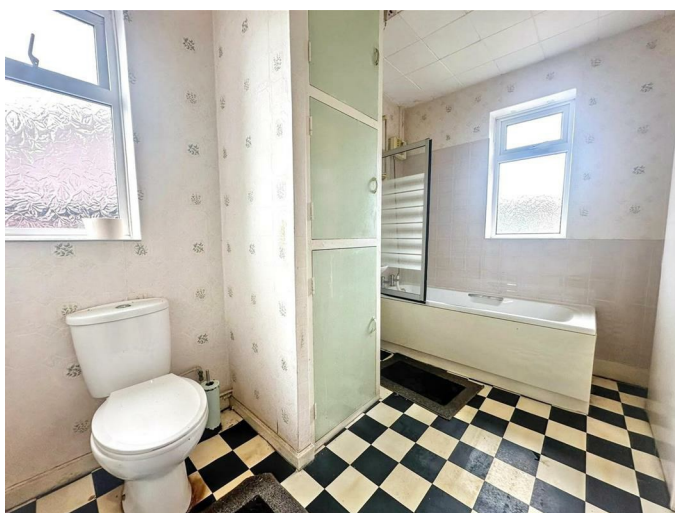
Bedroom Two

14'2" x 8'0" (4.33 x 2.45)



Bathroom

10'1" x 6'7" (3.09 x 2.02)



Outside



The property occupies a decent-sized plot with gardens to both the front and rear, together with a driveway providing off-road parking.

The front garden provides an attractive approach to the property, whilst the rear garden offers a particularly exciting opportunity for the new owner. Currently requiring attention, the space provides plenty of scope for landscaping, whether that means creating areas for entertaining, lawned sections, planting beds or a more contemporary outdoor space.

Much like the interior, the gardens offer a blank canvas and could be completely reimaged to suit the lifestyle and tastes of the new owner.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

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?

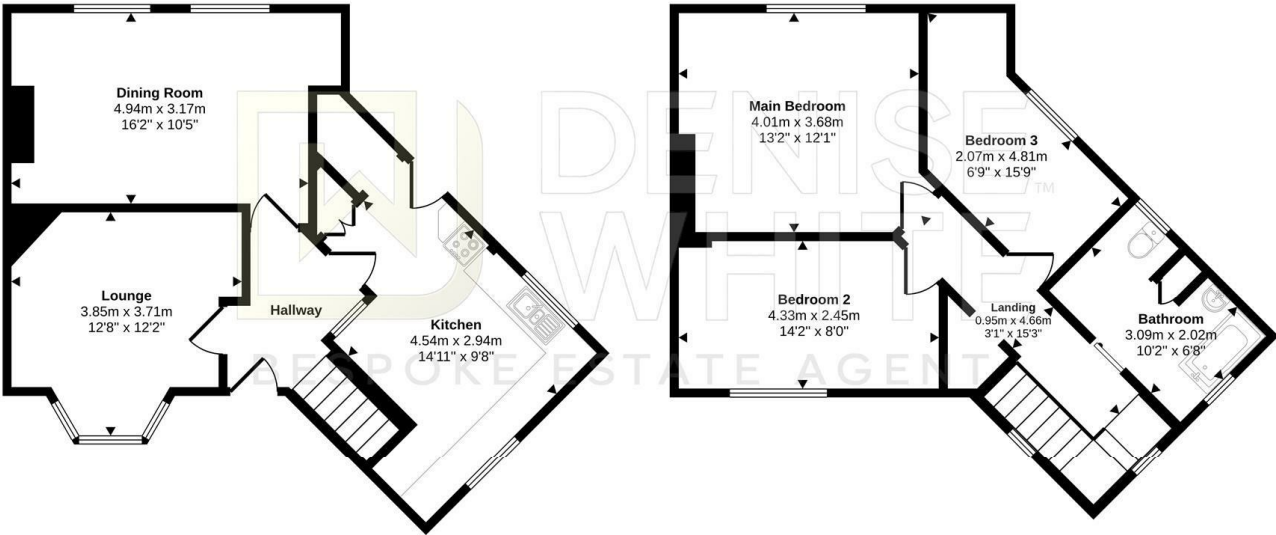
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

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

Approx Gross Internal Area
104 sq m / 1118 sq ft

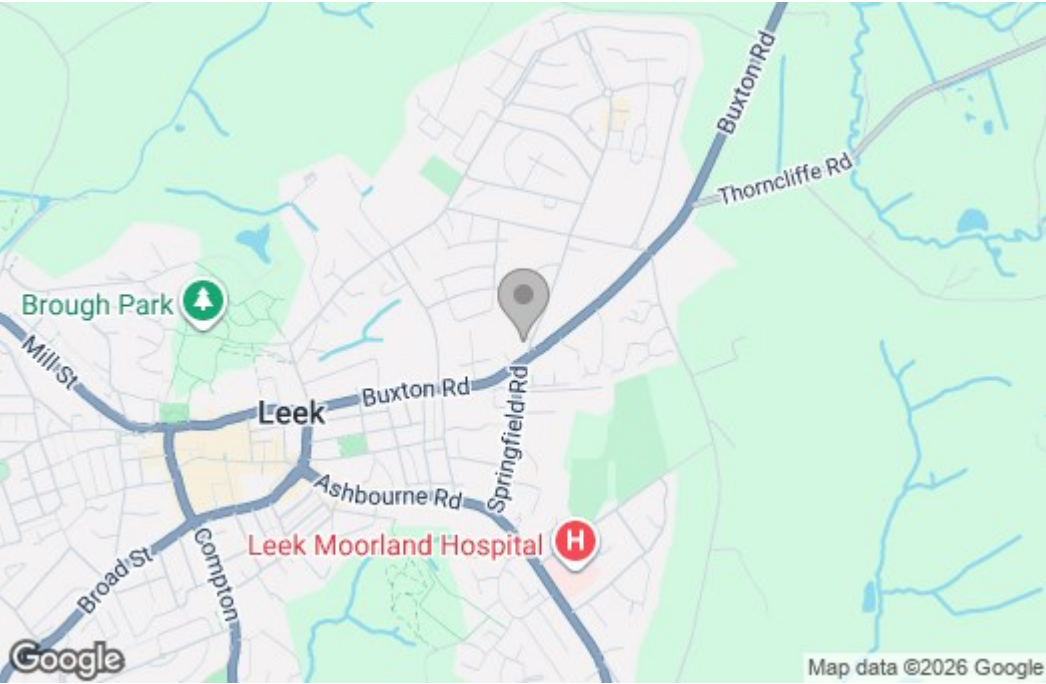


Ground Floor
Approx 52 sq m / 559 sq ft

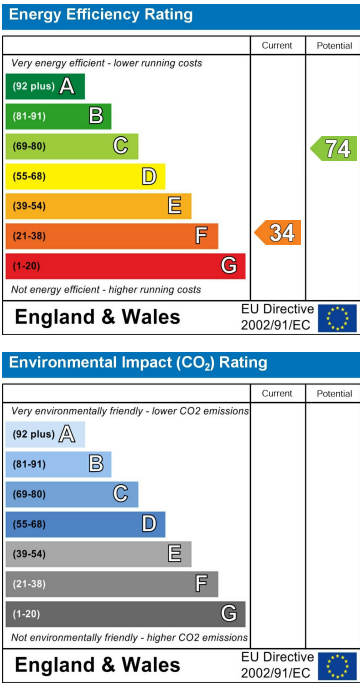
First Floor
Approx 52 sq m / 558 sq ft

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.