



Pine Trees Mount Road, Leek, ST13 6NQ

Guide price £375,000

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

GUIDE PRICE - £375,000 - £400,000

"A home should work for the way you live, not the other way around."

A spacious split-level bungalow occupying a desirable position on Mount Road, enjoying beautiful elevated views across the town. Offering predominantly single-storey living, generous accommodation, ample parking, an integral double garage and a private rear garden backing onto open fields, this is an excellent opportunity for those looking to downsize while remaining close to the convenience of the town centre.

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

Situated in a highly sought-after position on Mount Road, on the outskirts of the town centre, this spacious split-level bungalow enjoys beautiful elevated views across the town to the front aspect. Offering predominantly single-storey living, generous accommodation and a private rear garden backing onto open fields, the property presents an excellent opportunity for those looking to downsize without compromising on space or location.

The accommodation is generally neutrally presented and offers a fantastic opportunity for the new owners to introduce their own style and make the property their own.

The property is approached via a shared access driveway, leading onto a private driveway providing ample parking for multiple vehicles and access to an integral double garage.

To the ground floor is a useful utility room and WC, together with internal access into the double garage. There are also useful storage facilities and a staircase leading up to the principal living accommodation.

The first floor is centred around a particularly impressive open-plan lounge and dining room. Dual-aspect windows flood the space with natural light, while sliding doors to the front open onto a balcony and frame the property's attractive elevated outlook across the town. This provides a wonderful setting to sit and enjoy the changing views throughout the seasons.

The dining area leads through to a conservatory at the rear, creating a further versatile space in which to relax and enjoy views over the garden. The adjoining kitchen is well presented and fitted with granite worktops, a useful built-in breakfast bar and a good range of storage. A pleasant outlook over the rear garden makes this a particularly enjoyable space for everyday living.

There are three good-sized bedrooms. The

principal bedroom is positioned to the front of the property and benefits from the wonderful outlook, and built-in wardrobes while its generous proportions and abundance of natural light create a bright and airy retreat. The two remaining bedrooms are situated to the rear, both benefiting from built-in storage also and pleasant views over the garden.

All three bedrooms are served by a well-appointed family bathroom.

Externally, the property occupies a decent-sized plot with access to both sides. The rear garden has been thoughtfully landscaped, initially comprising paved and tiered areas which create a series of attractive patio spaces, with steps leading up to a generous lawned garden beyond. The rear garden offers an exceptional degree of privacy, with open fields directly beyond, creating a peaceful backdrop and a wonderful sense of space. The combination of patio areas and lawn provides plenty of room for outdoor seating, entertaining and gardening.

Overall, this is an excellent opportunity to acquire a spacious split-level bungalow in a desirable and convenient location. With beautiful views, private gardens, ample parking and predominantly single-storey living, the property is particularly well suited to downsizers looking to remain close to the amenities of the town while enjoying a peaceful and private setting.

Location

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 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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Entrance Hall

5'3" x 7'11" (1.62 x 2.42)

Parquet flooring. Wooden door to the front aspect. Obscured floor to ceiling window to the front aspect. Stairs to the first floor accommodation. Wall mounted radiator. Under stairs storage. Access into garage. Ceiling light. Access into: –

Utility

8'11" x 6'8" (2.72 x 2.04)



Tiled flooring. Base units with laminate worktops above. Integrated sink and drainer unit with mixer tap above. Under counter space for washing machine. Space for fridge. Access into crawlspace. Obscured UPVC double glazed window to the side aspect. Ceiling light. Access into:–

WC

2'9" x 5'2" (0.85 x 1.58)



Continued tiled flooring. WC. Obscured UPVC double glazed window to the side aspect. Ceiling light.

Integral Double Garage

15'3" x 16'7" (4.65 x 5.06)

Up and over door to the front aspect. Power and lighting. Wall mounted boiler.

First Floor Landing

Fitted carpet. Wall mounted radiator. Two ceiling lights. Loft access. Coving.

Breakfast Kitchen

12'3" x 7'1" (3.74 x 2.17)



Tiled flooring. Range of wall and base units with granite worktops above. Integrated sink and drainer unit with mixer tap above, gas hob with extractor fan above, split oven, and microwave. Breakfast bar. Ladder towel rail. UPVC double glazed window to the rear aspect. Coving. Inset spotlights. Access into: –

Dining Area

7'4" x 14'6" (2.26 x 4.42)



Parquet flooring. Wall mounted radiator. UPVC double glazed sliding doors into conservatory. Coving. Ceiling light. Opening onto: –

Living Room

18'2" x 12'9" (5.54 x 3.90)



Fitted carpet. Wall mounted radiator. Electric fire with stone surround. UPVC double glazed window and doors onto Juliet balcony. Four wall lights. Coving. Ceiling light.

Conservatory

11'3" x 9'4" (3.45 x 2.86)



Tiled flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear aspects. French doors to the side aspect. Two wall lights. Ceiling fan.

Bedroom One

12'5" x 10'8" to wardrobes (3.81 x 3.26 to wardrobes)



Laminate flooring. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to the front aspect. Coving. Ceiling light.

Bedroom Two

8'11" x 12'4" (2.72 x 3.78)



Laminate flooring. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to the rear aspect. Coving. Ceiling light.

Bedroom Three

6'10" x 12'5" (2.10 x 3.79)



Laminate flooring. Wall mounted radiator. uPVC double glazed window to the rear respect. Fitted wardrobes. Coving. Ceiling light.

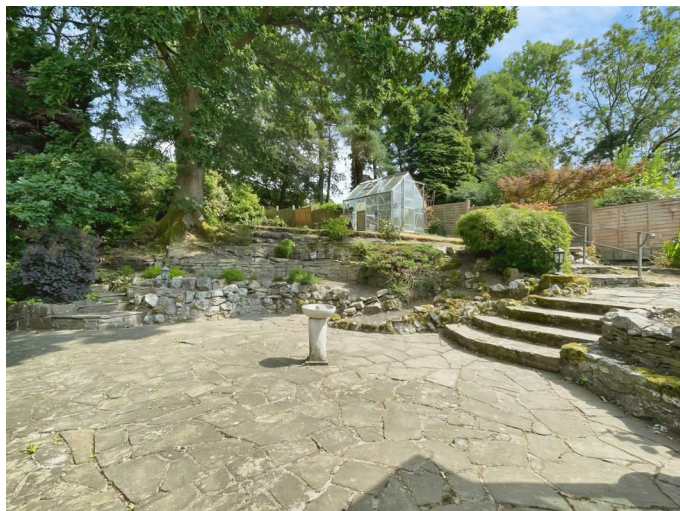
Bathroom

5'8" x 6'10" (1.75 x 2.10)



Tiled flooring. Tiled walls. Fitted with a suite comprising of low level WC, wash hand basin, fitted bath with shower and shower screen above, and ladder style towel rail. Obscured UPVC double glazed window to the side aspect. Extractor fan. Inset Spotlight. Coving.

Outside



To the rear, the property occupied a sizable plot with a range of tear patio areas and well maintained borders. Beyond is a large lawn featuring a greenhouse. To the rear of the property backs onto fields.

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.

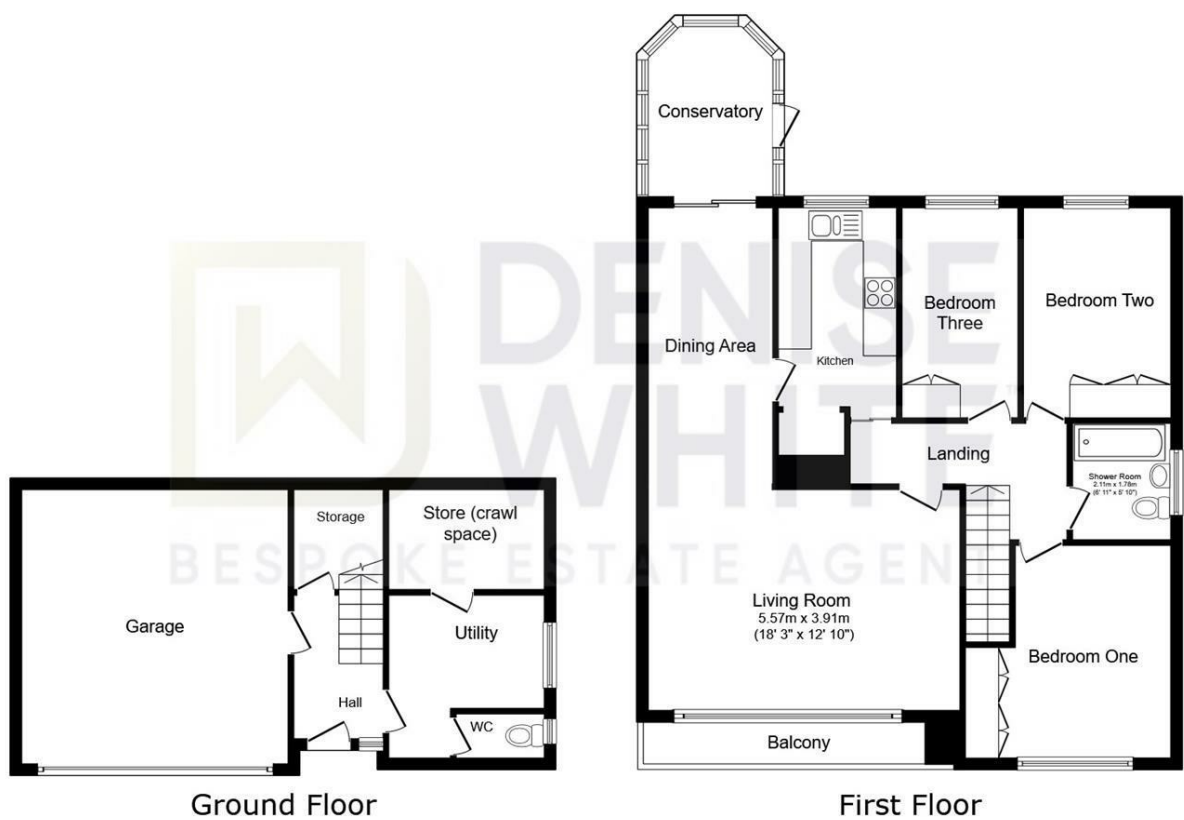
Do You Require A Mortgage?

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

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.

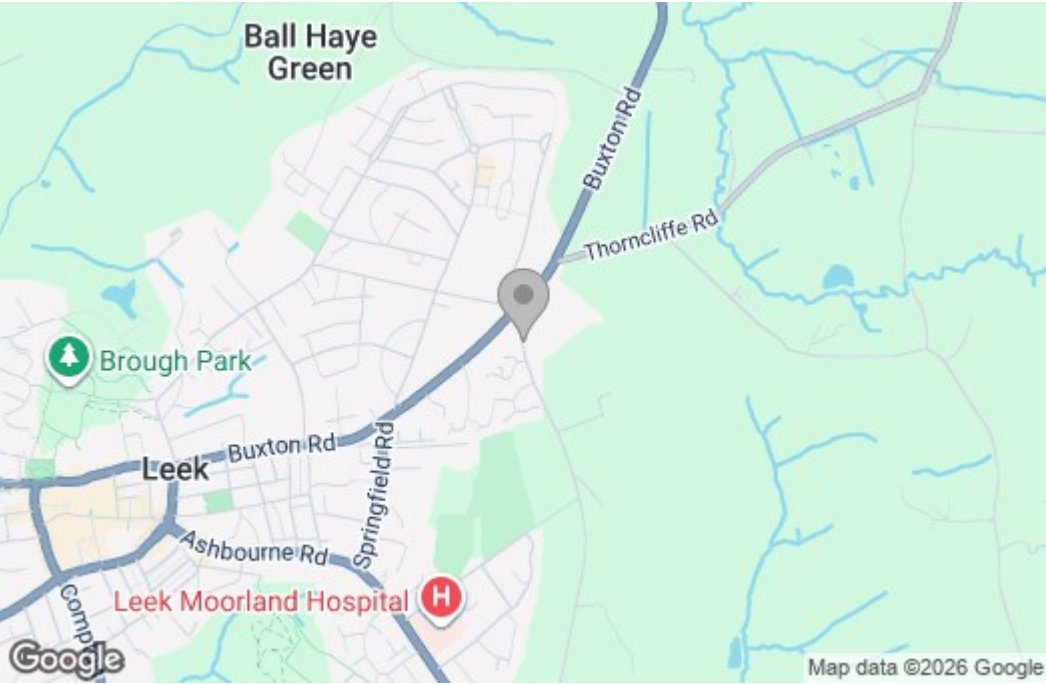
Floor Plan



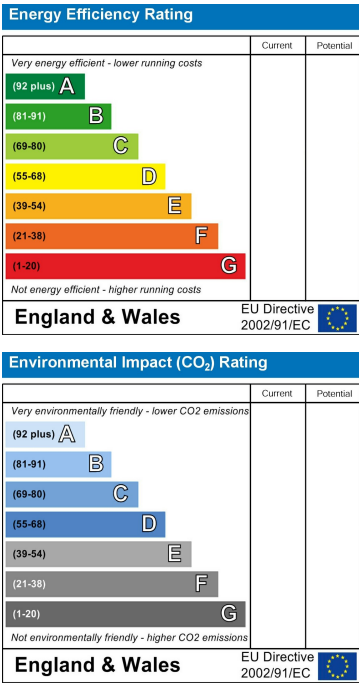
Total floor area: 142.4 sq.m. (1,532 sq.ft.)

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