DENISE WHITE™
BESPOKE ESTATE AGENT









## 4 Woodside Lane, Leek, ST13 7AN

## Guide price £300,000

GUIDE PRICE OF £300,000 - £325,000

'There is nothing like staying at home for real comfort.' - Jane Austin

Situated in an elevated position on the popular Woodside Lane, this attractive three-bedroom semi-detached home enjoys views towards Ladderedge Country Park. The property has been thoughtfully updated by the current vendors, offering stylish interiors and well-presented accommodation throughout.

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## Denise White Estate Agents Comments



Situated in an elevated position along the ever-popular Woodside Lane on the outskirts of Leek, this attractive three-bedroom semi-detached home enjoys beautiful views towards Ladderedge Country Park and offers well-presented accommodation that has been thoughtfully updated by the current vendors. Combining stylish interiors, versatile living space and generous off-road parking, this is an ideal opportunity for buyers seeking a home they can move straight into and enjoy.

The ground floor has been enhanced by a spacious kitchen diner, featuring attractive navy shaker-style cabinetry, ample storage and space for a range cooker. A bay window to the front aspect provides a pleasant outlook and allows natural light to fill the room, whilst the generous proportions offer plenty of space for everyday life.

The lounge provides a welcoming and characterful reception space, centred around a cosy log-burning stove. A bay window overlooking the rear garden brings further natural light into the room, whilst built-in cabinetry and shelving within both alcoves create an attractive focal point and add valuable storage. A useful ground-floor utility room completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms, all offering sufficient space to accommodate a double bed. The principal bedroom benefits from dual-aspect windows and built-in storage, whilst the second bedroom features a bay window to the front aspect. The third bedroom offers further flexibility, whether utilised as a bedroom, nursery or dressing room. A well-presented family bathroom completes the first-floor accommodation, fitted with a classic and elegant three-piece suite.

Externally, the property benefits from ample off-road parking to the front and side, providing space for multiple vehicles. Gated access leads through to the rear garden, where a designated barbecue area provides an ideal setting for outdoor dining, alongside a lawned area.

A further asset is the separate home office, providing a valuable additional space away from the main house. Equally suited to use as a hobby room, playroom or creative workspace, it adds a welcome degree of versatility to the property.

Overall, this is an appealing and well-maintained home in a sought-after location, offering stylishly updated interiors, flexible accommodation and an elevated position with attractive countryside views.

## 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.

**Why We Love This Home!**



We love the combination of stylish, updated interiors and the property's elevated position, with beautiful views towards Ladderedge Country Park adding to its appeal. The spacious kitchen diner and cosy lounge with log burner create inviting spaces for everyday living, whilst the separate home office offers valuable flexibility for modern lifestyles. With three well-proportioned bedrooms, generous off-road parking and an enclosed rear garden, this is a home that ticks plenty of boxes for couples and young families alike. Best of all, it offers the opportunity to move straight in and enjoy everything it has to offer, both inside and out.

**Entrance Porch**

**Kitchen Diner**
10'0" x 19'9" (3.06 x 6.04 )

## Lounge

10'11" x 15'5" (3.33 x 4.71 )



## Utility

5'11" x 6'6" (1.81 x 1.99 )



## First Floor Landing



## Bedroom One

8'9" x 13'6" (2.68 x 4.12 )



## Bedroom Two

13'6" x 7'8" (4.12 x 2.34 )



## Bathroom

5'10" x 7'0" (1.79 x 2.14 )



## Bedroom Three

6'6" x 9'9" (1.99 x 2.99 )



## Outside



The property benefits from ample off-road parking to the front and side, providing space for multiple vehicles. Gated access leads to the rear garden, which features a lawned area and a designated barbecue space, ideal for outdoor dining. A separate home office is also located within the grounds, offering versatile space for working from home, hobbies or other uses.

## Office

14'8" x 10'4" (4.48 x 3.16 )



## Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band D

## 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
97 sq m / 1044 sq ft



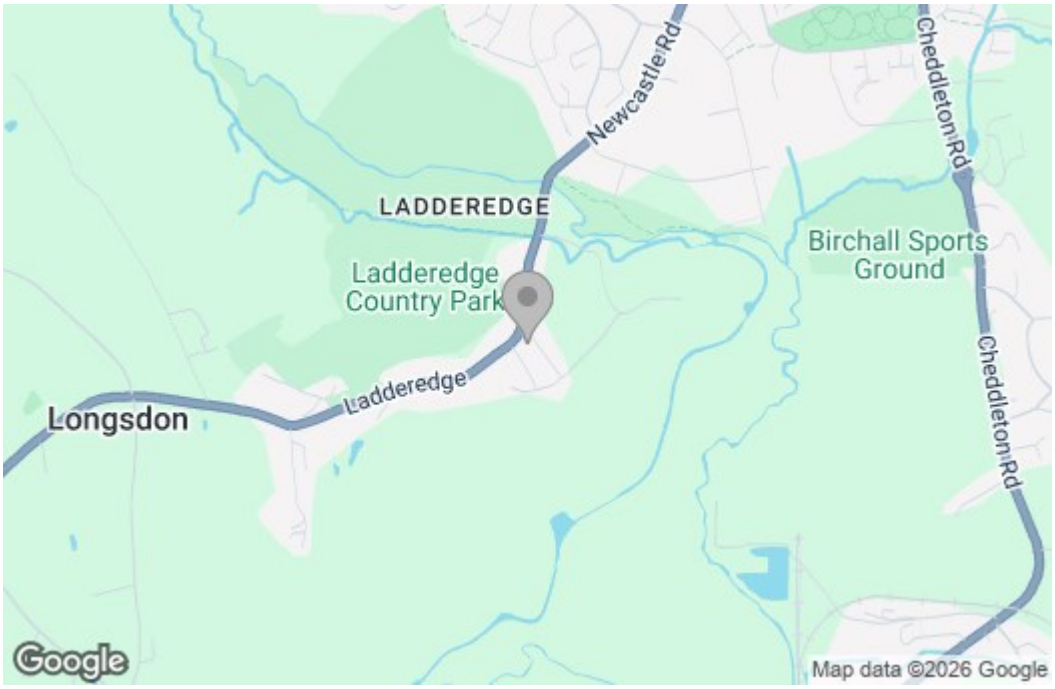

Ground Floor
Approx 43 sq m / 459 sq ft

First Floor
Approx 40 sq m / 433 sq ft

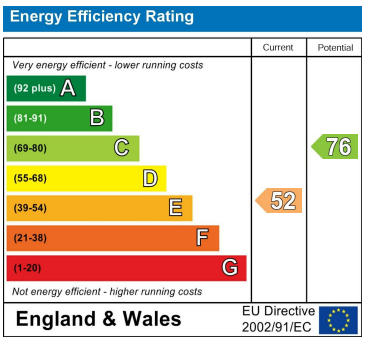
Garden Room
Approx 14 sq m / 152 sq ft

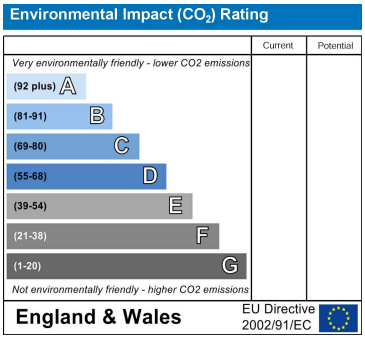
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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