DENISE WHITE™

BESPOKE ESTATE AGENT

14 Daisy Bank, Leek, ST13 5HA

Offers in the region of £170,000

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

"A good home must be made, not bought." - Joyce Maynard

An Attractive two-bedroom semi-detached home situated in a quiet cul de sac within walking distance of the popular town centre. Requiring modernisation throughout, this property is perfect for those looking to create a dream home.

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

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Denise White Agent Comments

Situated on the outskirts of the town centre in a quiet cul-de-sac, this two bedroom semi-detached property presents an excellent opportunity for those looking to modernise and create a charming home in a sought-after location.

The property boasts an attractive frontage with off-road parking and a pleasant front garden, while to the rear lies a tiered garden offering plenty of scope for landscaping.

Internally, the accommodation briefly comprises an entrance hall, a spacious lounge diner with a large bay window to the front and feature gas fire, and a kitchen with direct access to the rear garden. To the first floor are two well-proportioned double bedrooms and a bathroom.

Although in need of updating throughout, this property holds fantastic potential to become an attractive and comfortable home close to the town centre, local schools, and amenities.

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 Hallway

Fitted carpet. Stair access leading to first floor accommodation. Ceiling light.

Lounge

18'2" x 11'10" max (5.54 x 3.61 max)

Fitted carpet. Double glazed windows to the front and side aspect. Ceiling light.

Kitchen

13'10" x 9'5" (4.24 x 2.88)

Fitted carpet. Range of wall and base units. Double glazed windows to the rear aspect. Ceiling light.

First Floor Landing

Fitted carpet. Ceiling light.

Bedroom One

18'4" x 9'11" (5.60 x 3.04)

Fitted carpet. Double glazed windows to the front aspect. Ceiling light.

Bedroom Two

11'3" x 9'6" (3.43 x 2.90)

Fitted carpet. Double glazed window to the rear aspect. Ceiling light.

Bathroom

6'8" x 5'6" (2.04 x 1.70)

Fitted carpet. Pedestal style wash hand basin. WC. Bath. Obscured double glazed window. Ceiling light.

Agent Notes

Tenure: Freehold
Council Tax: Staffordshire Moorlands Band C
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 Denise White Estate Agents

"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 Or Rent?

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 Will 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.

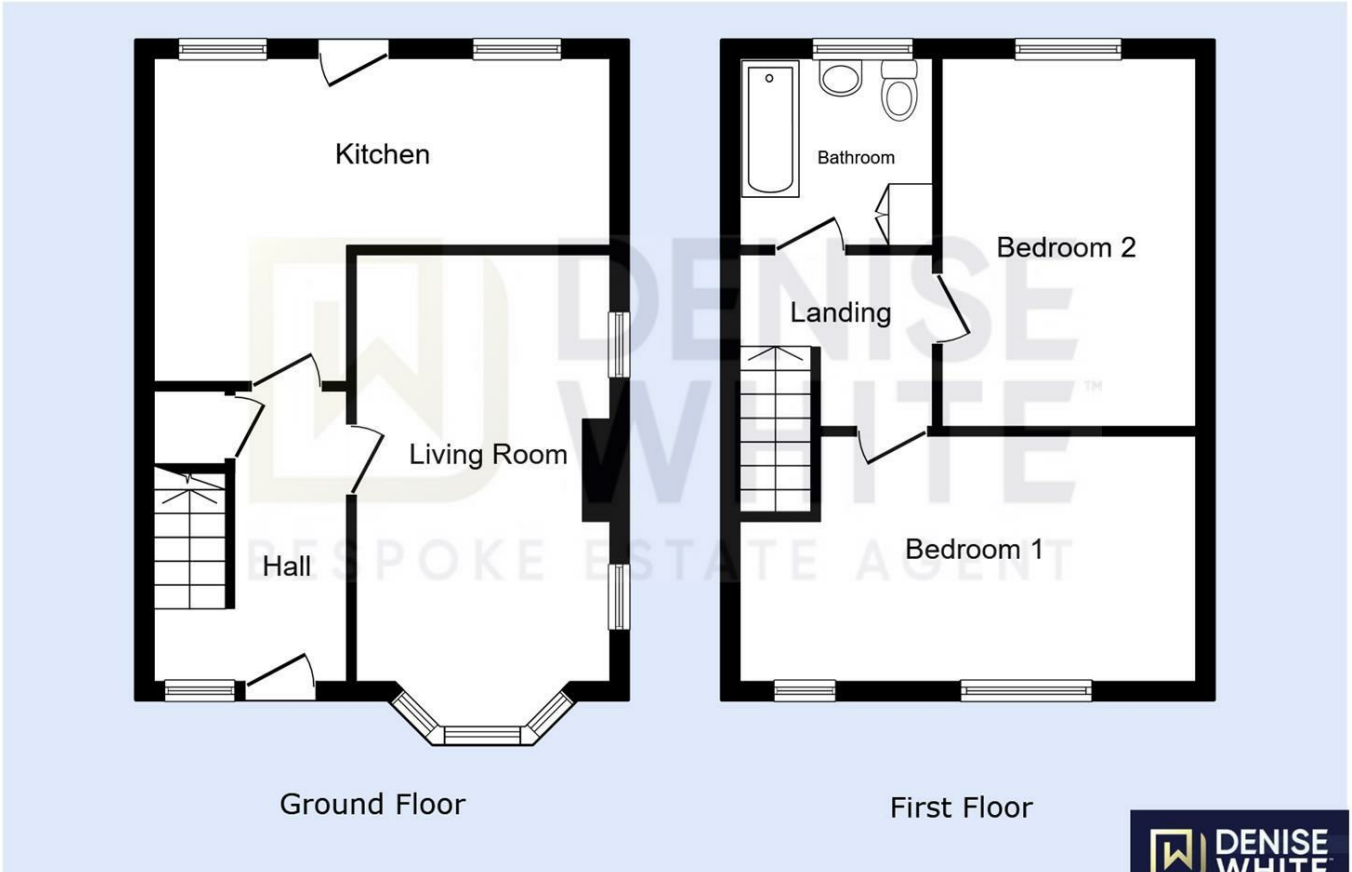
Need A Mortgage Advisor?

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

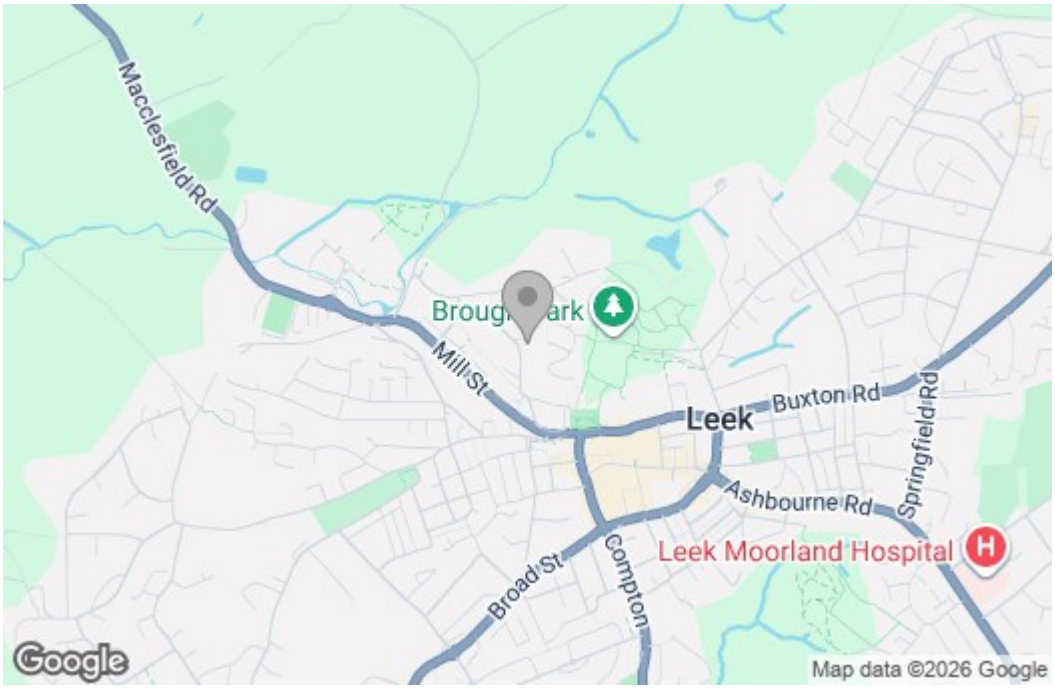
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

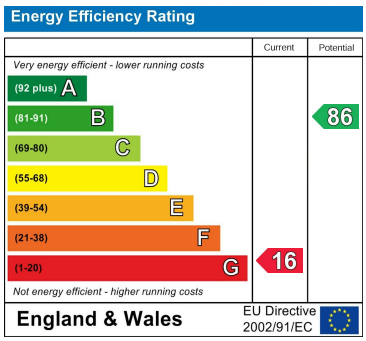


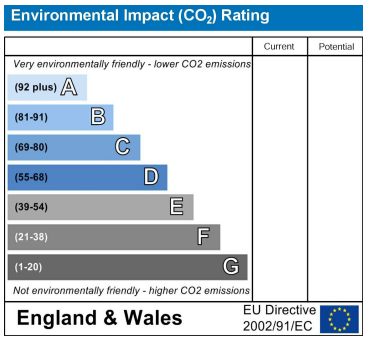
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.

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