



45 Hillswood Avenue, Leek, ST13 8EQ

Guide price £275,000

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GUIDE PRICE - £275,000 TO £300,000

"Have nothing in your house that you do not know to be useful, or believe to be beautiful" ~ William Morris

A beautifully improved double-fronted semi-detached home, ideally positioned on the highly sought-after Hillswood Avenue in the West End of Leek. Offering stylish and spacious accommodation throughout, the property blends character features with modern finishes, including two inviting reception rooms, a hand-painted kitchen and three well-proportioned bedrooms. With generous gardens, off-road parking and close proximity to excellent schools and local amenities, this is a superb home suited to a wide range of buyers.

Denise White Estate Agents Comments

A stunning double-fronted semi-detached residence, beautifully positioned on the highly sought-after Hillswood Avenue in the desirable West End of the market town of Leek. Improved and upgraded to an exceptional standard by the current owners, the property offers stylish, spacious accommodation that will appeal to a wide range of buyers.

To the ground floor, an entrance hall provides access to two generous reception rooms. The lounge spans one side of the property and features a log-burning effect gas stove as its focal point, with French doors that open directly onto the rear garden. To the opposite side, the dining room boasts a characterful log-burning stove and flows beautifully into the hand-painted kitchen, which is fitted with integrated appliances and offers space for a freestanding range-style cooker.

Leading off the kitchen is a highly practical utility/boot room, providing additional storage and access to both the front and rear gardens.

To the first floor, a light and airy landing leads to three well-proportioned bedrooms. Bedrooms one and two both benefit from a range of built-in storage, while bedroom three is a generous single room enjoying dual-aspect windows to the side and rear. A stylish family bathroom, recently refitted with a contemporary suite and a rainfall shower over the bath, completes the first floor accommodation.

Externally, the property enjoys well-maintained gardens to both the front and rear, together with a driveway providing off-road parking. Situated within a well-established and highly regarded residential area, ideally located close to the popular West End schools, as well as a variety of local shops and amenities.

Location

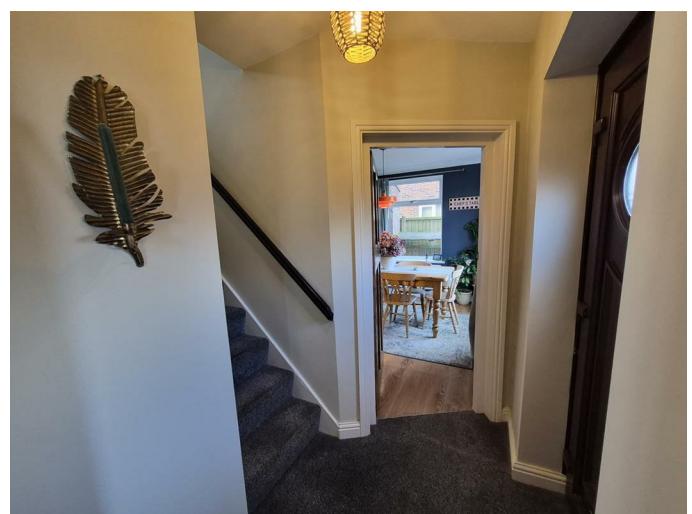
Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

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.

Entrance Hall



uPVC entrance door to the front aspect. Carpet. Ceiling light. Stairs leading to the first floor. Doors leading into:-

Dining Room

11'8" x 9'10" (3.58 x 3.00)



Laminate flooring. Radiator. uPVC windows to the front and side aspects. Log burning stove set on a tiled hearth. Coving to the ceiling. Ceiling light. Opening into: -

Kitchen

14'9" x 7'4" (4.51 x 2.25)



Fitted with a range of hand painted wall and base units with wood effect work surfaces over incorporating one and a half bowl sink and drainer unit with mixer tap. Integrated dishwasher and under counter fridge. Space for a range style cooker with extractor over. Tiled flooring. Tiled walls. Wall mounted upright radiator. uPVC window to the aspect. Coving to the ceiling. Ceiling spotlights. Door leading into:-

Utility Room

10'7" x 5'4" (3.25 x 1.64)



uPVC double glazed with a door to the front aspect and French doors leading to the rear garden. Tiled flooring. Plumbing for automatic washing machine. Space for fridge freezer. Cloaks hanging space. Wall light.

Lounge

17'7" x 11'1" (5.38 x 3.38)



Carpet. Radiator. Log burning effect gas stove set on a slate hearth with wooden mantle. uPVC window to the front aspect. uPVC French doors leading to the rear garden. Coving to the ceiling. Ceiling light.

First Floor Landing



Carpet. uPVC window to the rear aspect. Ceiling light. Two storage cupboards off. Doors leading into: –

Bedroom One

11'6" x 9'11" (3.51 x 3.03)



Carpet. Radiator. uPVC windows to the front and side aspects. Feature cast-iron fireplace. Built-in wardrobes with overhead storage. Ceiling lights.

Bedroom Two

11'10" x 9'6" (3.62 x 2.92)



Carpet. Radiator. uPVC window to the front aspect. Fitted with a range of built-in wardrobes and storage. Ceiling light.

Bedroom Three

8'9" x 7'10" (2.67 x 2.39)



Carpet. Radiator. uPVC windows to the side and rear aspects. Ceiling light.

Bathroom

8'1" x 5'10" (2.48 x 1.79)



Fitted with a suite comprising of panelled bath with rainfall shower over, low-level WC and pedestal wash hand basin. Tiled flooring. Tiled walls. Wall heated towel rail. Obscured uPVC window to the aspect. Ceiling light.

Outside



To the front of the property there is a driveway providing off road parking, alongside a good sized lawned garden with mature trees and shrubs.

Rear Garden



The property enjoys attractive gardens to both the front and rear. The rear garden features a raised patio seating area ideal for entertaining and al fresco dining, leading down to a private lawn bordered by mature trees and established shrubs, providing a high degree of privacy.

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



"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 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

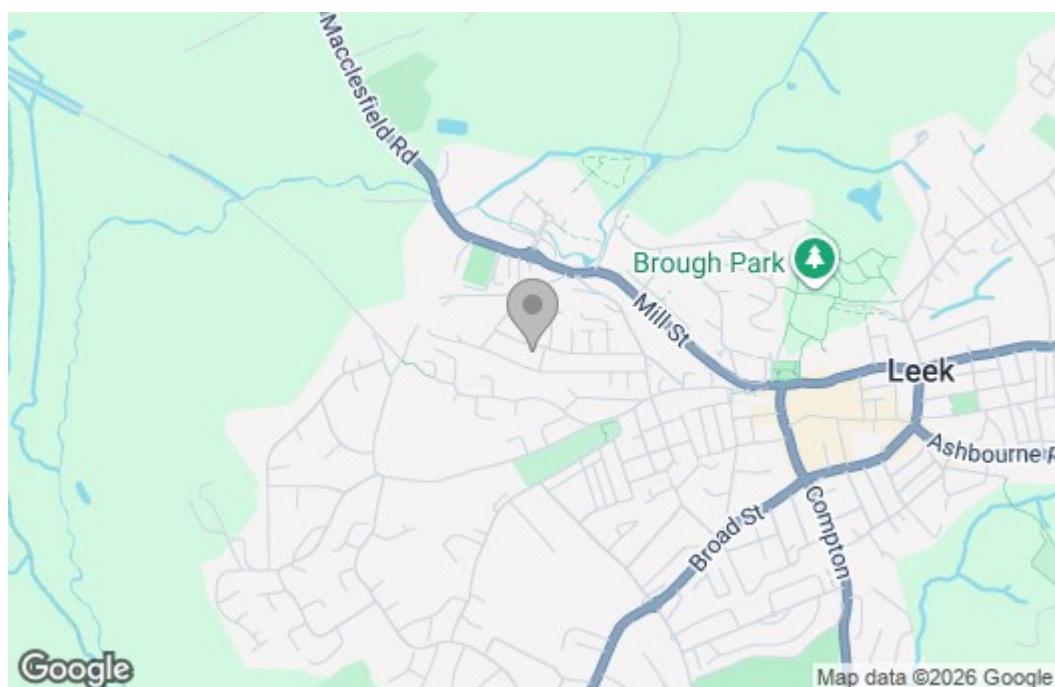
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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

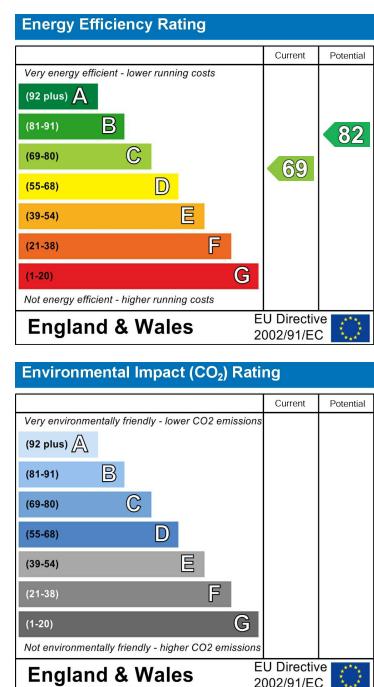


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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