DENISE WHITE™
BESPOKE ESTATE AGENT









49 Nab Hill Avenue, Leek, ST13 8EF

Asking price £290,000

A versatile two-bedroom semi-detached home on Nab Hill Avenue, Leek, arranged over three floors and offering generous and flexible accommodation throughout. With two reception rooms, a fitted kitchen, two shower rooms and a substantial four-level rear garden, there is plenty of space to adapt the home to suit. Ideal for families, couples or buyers looking for additional living, working or hobby space, with off-road parking to the front.

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 Agent Comments

A highly versatile two-bedroom semi-detached home, arranged over three floors and occupying an enviable position on Nab Hill Avenue, Leek, with a substantial tiered rear garden and off-road parking.

This particularly interesting home offers a quirky yet highly practical layout, with generous accommodation arranged across three levels, making it an excellent choice for a couple or family seeking flexibility, additional living space and plenty of scope to make the property their own.

On the ground floor, an entrance hallway leads into a spacious and versatile lounge, featuring a log-burning stove and windows overlooking both the front and rear aspects, with pleasant views across the garden. Also accessed from the hallway is the fitted kitchen, which provides a good range of storage and workspace, with views over the rear garden and a useful, cleverly arranged layout.

The lower-ground floor is where the property really comes into its own. A further full-length reception room mirrors the proportions of the lounge above and benefits from double doors opening directly onto the garden. There is also a shower room and a useful utility area. This level offers considerable versatility and could lend itself to a variety of uses, including an additional living room, guest accommodation, hobby space, home gym, games room or potentially a bedroom area. The combination of a reception room, shower room and utility facilities provides genuine flexibility for modern family living.

To the first floor are two well-proportioned bedrooms and a further family shower room. Bedroom Two is a particularly comfortable room with ample space for a double or king-size bed, while Bedroom One enjoys the front aspect and features a characterful bay window. The principal bedroom also benefits from a separate dressing area, previously forming a third bedroom, creating a generous bedroom suite with a walk-in-wardrobe feel.

Externally, the property boasts a substantial, multi-level rear garden, extending down towards North Street and Westwood Track. Arranged over four distinct levels, the garden includes an initial paved terrace adjoining the lower-ground reception room, ideal for outdoor dining and entertaining, followed by lawned and further patio areas. There is also a useful garden shed. The garden offers an abundance of potential for landscaping and could be transformed into a fantastic outdoor space for families, entertaining or simply enjoying the generous amount of greenery and privacy on offer.

To the front, there is off-road parking for one or two vehicles, together with a paved frontage providing convenient access to the property.

Overall, this is a genuinely individual and versatile home, combining well-proportioned accommodation with an exceptional amount of additional space and a substantial garden. Its flexible three-storey layout offers buyers plenty of opportunity to adapt the property to suit their individual needs, while its location on Nab Hill Avenue provides convenient access to the amenities and attractions of Leek.

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!



We love this home for its fantastic versatility and the sheer amount of space it offers. The three-storey layout gives families plenty of options, while the lower-ground floor is a real standout feature — offering a further reception room, shower room and utility space that could be adapted to suit a whole host of requirements. Whether you're looking for guest accommodation, a teenage retreat, home office, gym, games room or additional living space, this home gives you the flexibility to make it work for you. Add in the substantial tiered garden and convenient location within Leek, and you've got a really individual property with bags of potential.

Entrance Hallway

Lounge

21'7" x 10'9" (6.58 x 3.30)



Kitchen

11'1" x 9'6" (3.38 x 2.91)



Lower Ground Floor Hallway

Reception Room

20'8" x 10'9" (6.31 x 3.30)



Utility Area

7'5" x 4'4" (2.28 x 1.33)



Shower Room



First Floor Landing

Bedroom One

16'3" x 9'6" (4.96 x 2.92)



Bedroom Two



Shower Room

8'1" x 6'8" (2.48 x 2.05)



Outside



Externally, the property benefits from a substantial and particularly versatile tiered rear garden, extending down towards North Street and Westwood Track. The garden is arranged over four levels, incorporating a paved seating area immediately outside the lower-ground reception room, ideal for entertaining, alongside lawned and further patio areas providing plenty of space for families and outdoor enjoyment. There is also a useful garden shed and established planting, with excellent scope for further landscaping and improvement. To the front, the property offers a generous paved frontage providing off-road parking for one or two vehicles, while also giving convenient access to the house and side garden.

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
103 sq m / 1107 sq ft



Lower Floor
Approx 31 sq m / 335 sq ft

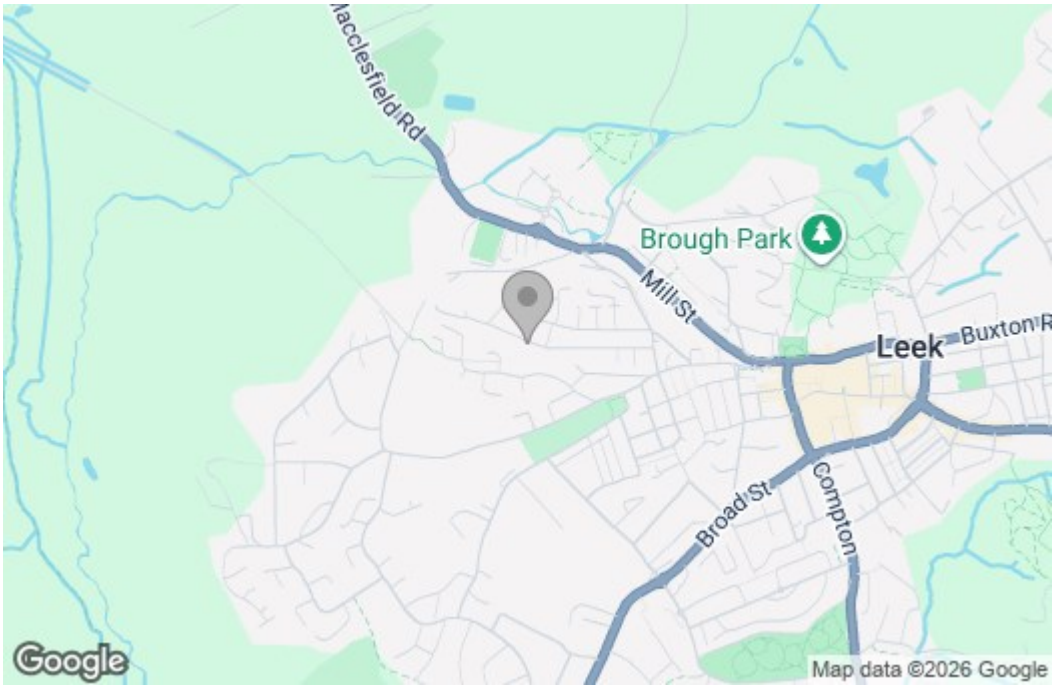
Ground Floor
Approx 38 sq m / 413 sq ft

First Floor
Approx 33 sq m / 359 sq ft

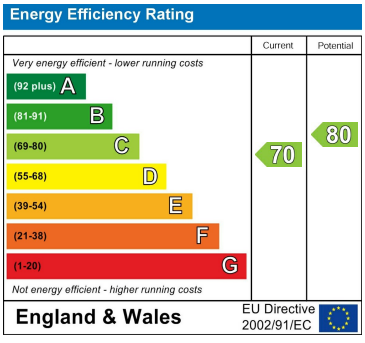
Denotes head height below 1.5m

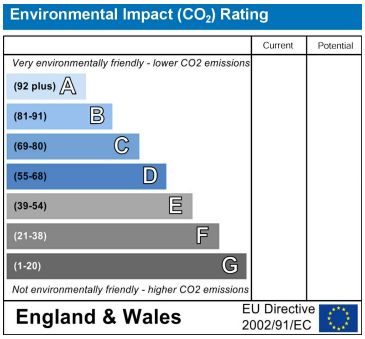
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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