DENISE WHITE™
BESPOKE ESTATE AGENT









125 Burton Street, Leek, ST13 8DA

Guide price £250,000

GUIDE PRICE £250,000 to £275,000

"A traditional detached home with modern living and flexible outdoor spaces"

A well presented traditional detached home set in the sought-after West End of Leek, within walking distance of excellent schools, shops and amenities. The property offers spacious accommodation including a modern lounge and dining kitchen with French doors to the garden, three bedrooms and a stylish family bathroom. Externally, the low-maintenance tiered garden features two impressive timber garden rooms and enjoys a good degree of privacy backing onto allotments. Ideal for couples and families.

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Denise White Estate Agents Comments

Positioned in a highly regarded residential location in the West End of Leek, just a stone's throw from the popular West End schools and within easy reach of local shops, supermarkets and amenities, this traditional detached family home offers well-presented accommodation throughout, together with two fabulous timber garden buildings ideal for a variety of uses.

A spacious entrance hall welcomes you into the property, with stairs leading to the first floor and doors providing access to the Lounge and Kitchen. The lounge is positioned to the front and features a charming bay window, allowing an abundance of natural light to flood the room. Spanning the rear of the property, the dining kitchen is fitted with a range of modern units and built-in cooking appliances, together with ample space for a dining table and chairs. French doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living.

To the first floor, the accommodation comprises two generous double bedrooms, a well-proportioned single bedroom and a modern family bathroom.

Externally, to the front of the property is a fenced forecourt garden with gated side access leading to the rear. The tiered rear garden has been designed for low-maintenance enjoyment and features an astroturf area ideal for children's play as well as alfresco dining and entertaining. Steps lead down to a further decked garden level, home to the two impressive timber garden rooms, perfectly suited for home working, hobbies, a gym or entertaining space. Backing onto allotments, the property benefits from a good degree of privacy.

Ideal for couples and growing families alike, this beautifully located home must be viewed to be fully appreciated.

Entrance Hall

14'7" x 5'8" (4.47 x 1.75)



uPVC entrance door to the front aspect. Vinyl. Radiator. Stairs leading to the first floor. Under stairs storage cupboard. Two ceiling lights. Doors leading into: –

Lounge

11'9" x 13'5" (3.60 x 4.09)



Carpet. Radiator. Log burning effect electric fire. uPVC bay window to the front aspect. uPVC window to the side aspect. Ceiling light.

Kitchen

17'11" x 12'0" max overall (5.47 x 3.68 max overall)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated four ceramic hob with extractor over and single electric oven. Space for freestanding fridge freezer. Vinyl flooring. Radiator. Space for a dining table and chairs. uPVC windows to both side aspects. uPVC French doors opening onto the rear garden. Two ceiling lights.

First Floor Landing



Carpet. Obscured uPVC window to the side aspect. Loft access. Ceiling light. Doors leading into: –

Bathroom

8'2" x 6'2" (2.49 x 1.88)



Fitted with a suite comprising of 'P' shaped panelled bath with rainfall shower over, low level WC and pedestal wash hand basin. Vinyl flooring. Laminate panelled walls. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling light.

Bedroom One

11'5" x 11'5" (3.49 x 3.48)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Two

11'3" x 9'9" (3.43 x 2.99)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Three

7'8" x 6'2" (2.36 x 1.89)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Outside



To the front of the property, gated access leads over a paved pathway to the property. Gated access to the side leads over a gravelled pathway to the rear garden.

Rear Garden



The rear garden is tiered, comprising of two levels. The top level can be accessed via French Doors from the Kitchen and has been laid with AstroTurf creating a clean and low maintenance space for children to play as well as al-fresco dining and entertaining. Steps lead down to the bottom level which has been decked and features Two Timber Garden Buildings; each suitable for a variety of uses, from storage to home gym or office spaces, or even additional living space!

Garden Room

12'7" x 8'7" (3.84 x 2.64)



Fitted with base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Vinyl flooring. Wall mounted upright electric radiator. uPVC windows to the side and rear aspects. uPVC entrance door. Power and light.

Office

8'3" x 6'1" (2.54 x 1.86)



uPVC entrance door. uPVC window to the rear aspect. Power and light.

Agents Notes

Tenure: Freehold
Services: All mains services connected
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 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.

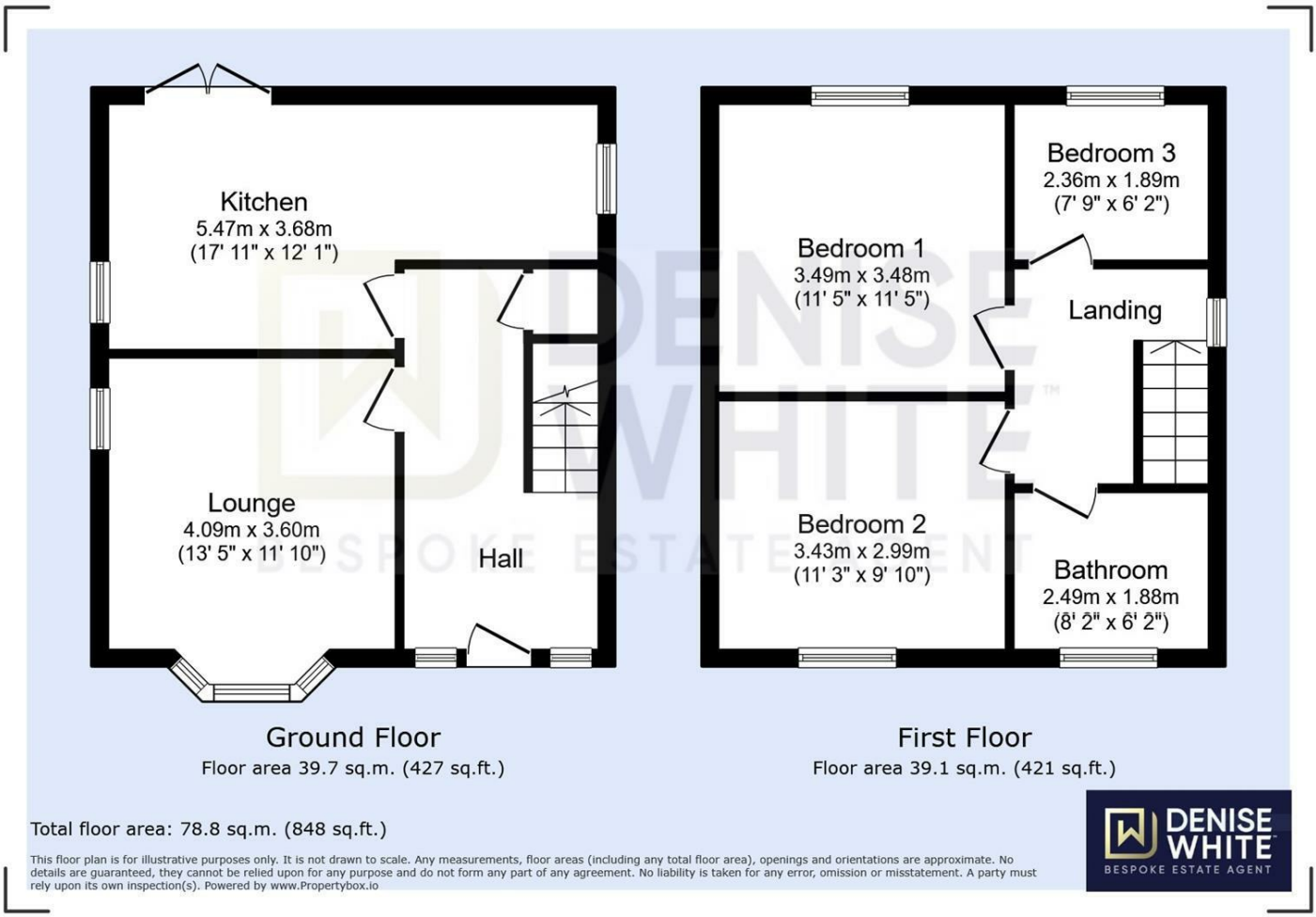
Do You Need A Mortgage?

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

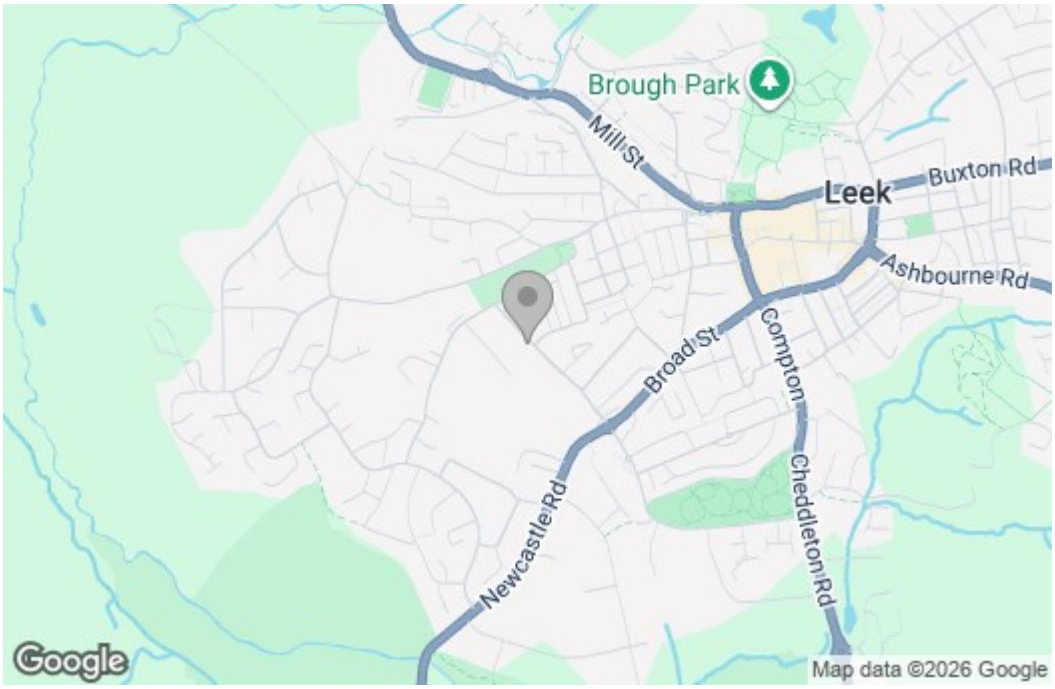
Anti-Money Laundering & ID Checks

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.

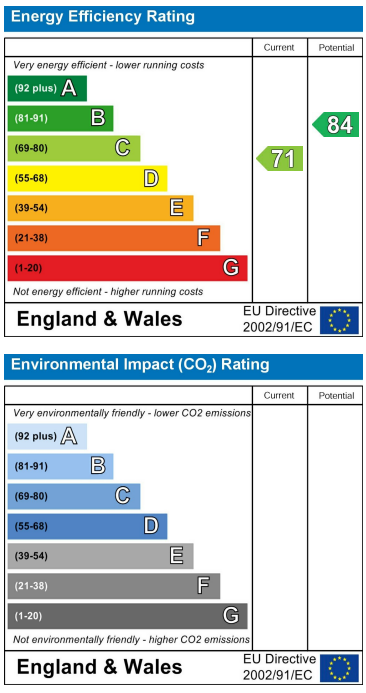
Floor Plan



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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