



21 Warners Drive, Stoke-On-Trent, ST3 6PX

Offers in the region of £165,000

CALL US TO ARRANGE A VIEWING 9AM - 9PM 7 DAYS A WEEK!

"Where we love is home, home that our feet may leave, but not our hearts"

A very well-presented two-bedroom mid-terraced home featuring a spacious entrance hallway, downstairs WC, practical kitchen, and a cosy lounge. Upstairs offers two generous bedrooms, including a master with en-suite and built-in wardrobes, plus a family bathroom. Externally, the property benefits from a low-maintenance rear garden and off-road parking to the front. Ideal for first-time buyers or investors.

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 Agent Comments

This beautifully presented two-bedroom mid-terraced home offers comfortable and practical living throughout. On entering the property, you are welcomed by a spacious entrance hallway, leading to a convenient downstairs WC. The well-designed kitchen is practical and functional, while the cosy lounge provides an inviting space to relax and unwind.

To the first floor, the property boasts two very well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room and built-in wardrobes. A modern family bathroom completes the upstairs accommodation.

Externally, the property features a low-maintenance rear garden, along with off-road parking to the front. This home is ideal for first-time buyers, professionals, or investors alike and is presented to a high standard throughout.

Location

The property is ideally located within close proximity to local shops, schools and other amenities and just 2.6 miles from Longton and 5.6 miles from the City Centre, Hanley. With excellent road links across Stoke on Trent, offering easy access to the A50 which provides access to Uttoxeter and Derby and M6 motorway junction 15. Stoke on Trent Train Station is also just 8.3 miles away which can take you to Manchester in approximately 40 minutes, Birmingham in approximately 1 hour and down to London in just 90 minutes!

Stoke-on-Trent is a city of creativity and culture in the heart of England. Known as The Potteries, it is the home of world-famous ceramics and pottery factories, where you can learn about the history and craft of this industry, or even try your hand at making your own. Stoke-on-Trent also offers plenty of family fun, with attractions such as the Trentham Estate, where you can explore the beautiful gardens, shop at the village, or meet the monkeys at the Trentham Monkey Forest. For thrill-seekers, Stoke-on-Trent is close to Alton Towers, the largest amusement park in Britain, with rides, shows, and entertainment for all ages.

Entrance Hall



Wooden effect flooring. Wall mounted radiator. Stair access to first floor accommodation. Ceiling light.

Kitchen

11'10" x 6'0" (3.62 x 1.85)



Fitted with a range of wall and base units. Integrated oven. Gas hob. Stainless steel sink unit. Plumbing for washing machine. Space for fridge freezer. Wooden effect flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

WC

5'6" x 3'2" (1.69 x 0.97)



Wooden effect flooring. Pedestal style wash hand basin. WC. Wall mounted radiator. Obscured UPVC double glazed window. Ceiling light.

Lounge

13'11" x 13'4" (4.26 x 4.08)



Fitted carpet. Electric Wall mounted fire. Wall mounted radiator. UPVC double glazed windows to the rear aspect. UPVC double glazed double doors leading to outside. Access to understairs storage cupboard. Ceiling light.

First floor landing

Fitted carpet. Access to airing cupboards. Ceiling light.

Bedroom One

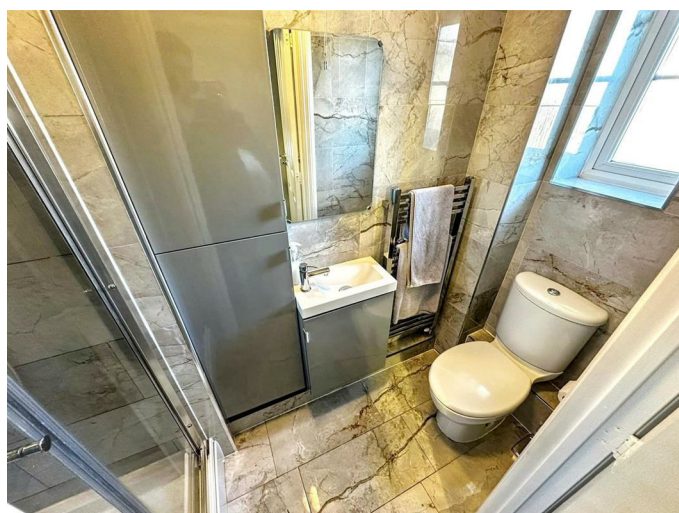
11'10" x 10'5" (3.63 x 3.20)



Fitted carpet. Wall mounted radiator. Dressing area with built in built in wardrobes. Access to En-Suite. UPVC double glazed windows to the front aspect. Ceiling light.

Ensuite

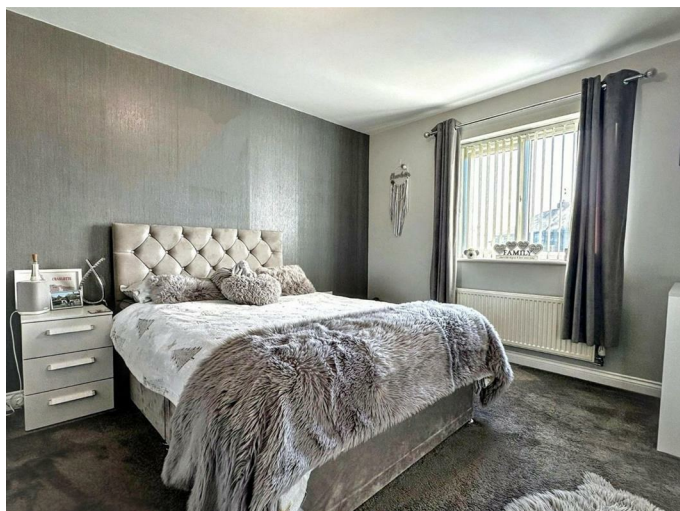
7'10" x 2'11" (2.41 x 0.89)



Tiled flooring. Heated towel rail. WC. Vanity style wash hand basin. Shower cubicle. Obscured UPVC double glazed window. Ceiling light.

Bedroom Two

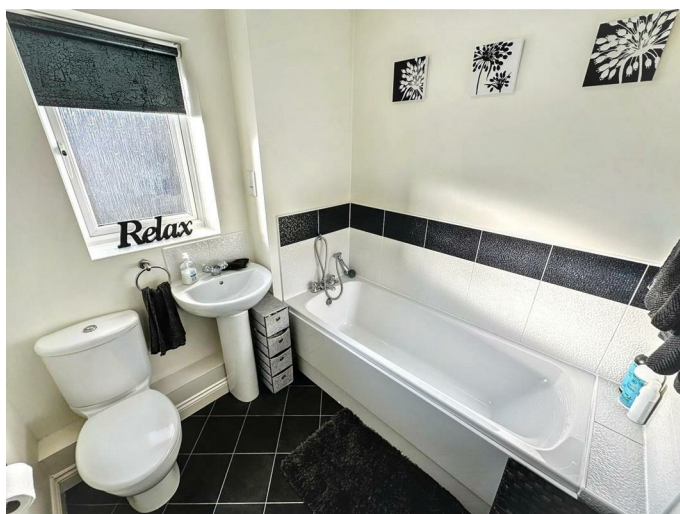
14'0" x 10'5" (4.27 x 3.20)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bathroom

6'9" x 6'7" (2.07 x 2.01)



Vinyl Flooring. WC. Pedestal style wash hand basin. Bath. Obscured UPVC double glazed window. Ceiling light.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands District Council Band B

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 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

Approx Gross Internal Area
74 sq m / 799 sq ft

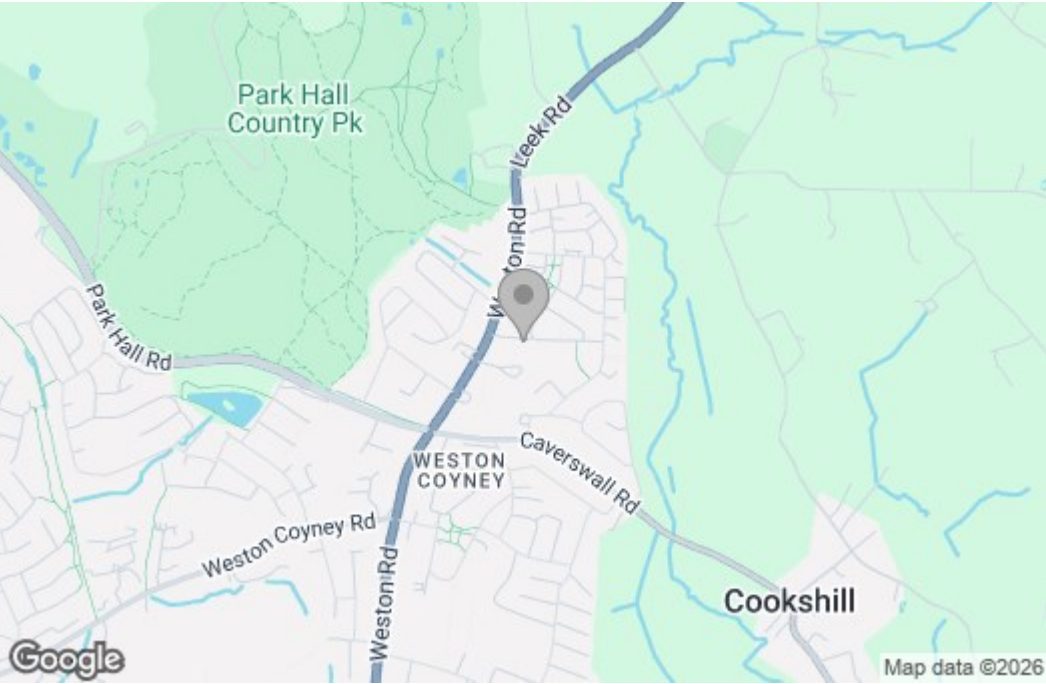


Ground Floor
Approx 32 sq m / 341 sq ft

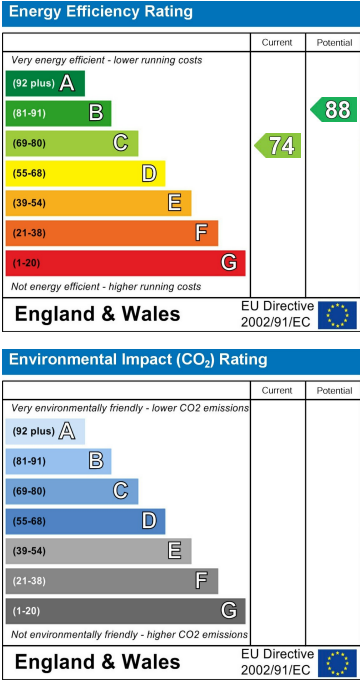
First Floor
Approx 43 sq m / 458 sq ft

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.