DENISE WHITE™
BESPOKE ESTATE AGENT









7 Westwood Road, Leek, ST13 8DJ

Asking price £175,000

"Have nothing in your houses that you do not know to be useful or believe to be beautiful." - William Morris

An immaculate and spacious two-bedroom mid-terrace home on the popular Westwood Road, beautifully presented throughout and full of period charm. Offering two generous reception rooms, a sociable kitchen diner, separate utility room with WC and a stylish family bathroom, the property also benefits from an enclosed south-facing rear yard. A characterful home with impressive interiors and plenty of space.

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Denise White Estate Agents Comments

Beautifully presented and full of character, this immaculate two-bedroom mid-terrace home occupies a popular position on Westwood Road. Combining attractive period features with stylish interiors and thoughtful modern touches, the property offers spacious accommodation throughout, making it an ideal choice for first-time buyers, couples or those looking to downsize without compromising on space. From its attractive bay window and gated frontage to its beautifully styled reception rooms and south-facing rear yard, this is a home that makes a wonderful first impression.

Upon entering, a welcoming entrance hall immediately sets the tone, with impressive high ceilings and detailed coving adding to the property's period charm. To the front, the living room is a particularly attractive space, centred around a large bay window which draws in plenty of natural light. Bold, confident colours have been used throughout the ground floor, creating a distinctive and stylish finish that works beautifully alongside the home's original character.

To the rear, the spacious dining room opens directly into the kitchen, creating a sociable open-plan arrangement that works equally well for everyday family life and entertaining. The kitchen is fitted with attractive shaker-style units and a range of built-in appliances, offering a practical and well-presented space. Beyond, a useful rear porch provides somewhere to store shoes and coats, while a separate utility room with WC adds valuable functionality to the ground floor.

To the first floor are two well-proportioned double bedrooms. The principal bedroom occupies the front of the property and enjoys two windows overlooking the front aspect, together with useful storage space. The second bedroom is also a comfortable double, while the impressive family bathroom completes the accommodation. Generously sized and filled with natural light from a skylight, the bathroom features a modern suite with both a bath and separate shower.

Outside, the property enjoys an enclosed, paved rear yard which faces south, providing a private outdoor space to enjoy the sunshine and a pleasant spot for seating or outdoor dining.

Combining generous proportions, immaculate presentation and plenty of period charm, this is a lovely home that has been thoughtfully styled to create a distinctive and welcoming place to live. With its spacious rooms, sociable kitchen diner and convenient additional utility facilities, it offers a fantastic balance of character and practicality.

Location

Situated on the well-regarded Westwood Road in the popular West End of town walking distance from the town centre and in the catchment area for popular schools.

Leek is 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 to 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

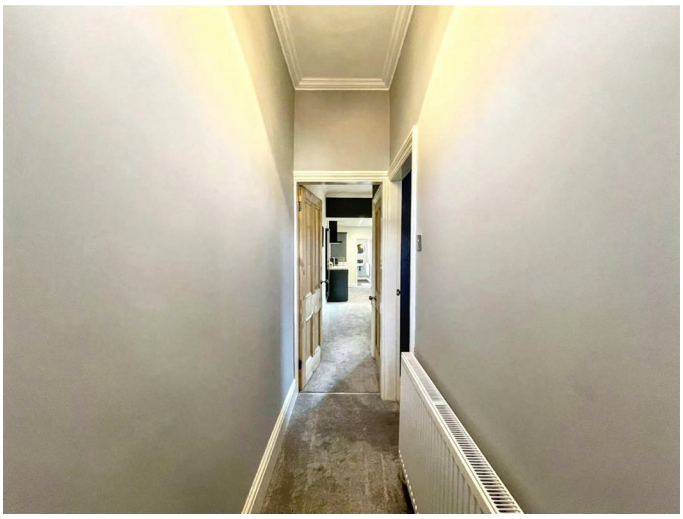
The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Why We Love This Home!

We love the personality and character this home has in abundance. From the impressive bay window and detailed period features to the bold, beautifully coordinated interiors, it has been styled with real confidence and care. The spacious reception rooms and sociable kitchen diner make it a wonderfully practical home, while the two generous double bedrooms, large bathroom and south-facing rear yard complete a property that is as functional as it is attractive.

Entrance Hall



Living Room

9'6" x 13'5" (2.92 x 4.10)



Dining Room

12'7" x 15'0" (3.86 x 4.58)



Kitchen

6'7" x 10'6" (2.02 x 3.21)



Rear Porch

5'6" x 3'3" (1.69 x 1.01)

Utility / WC

5'5" x 6'0" (1.67 x 1.83)



First Floor Landing

Bedroom One

13'1" x 11'9" (3.99 x 3.59)



Bedroom Two

9'10" x 11'8" (3.02 x 3.56)



Bathroom

6'7" x 10'9" (2.03 x 3.29)



Outside



To the rear of the property is a private enclosed paved yard with gated access to the rear leading onto Barngate Street.

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.

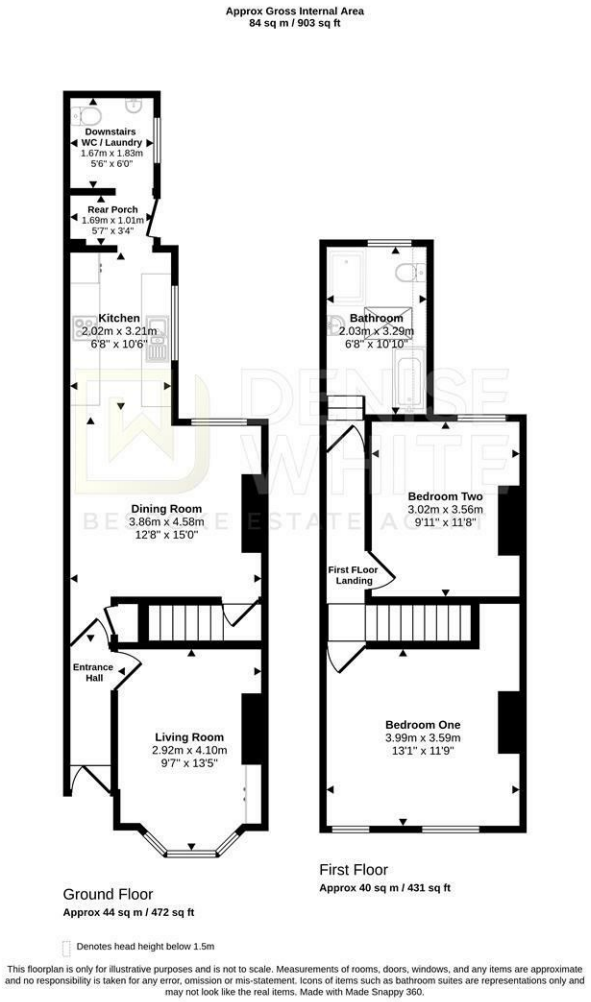
Do You Need A Mortgage?

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.

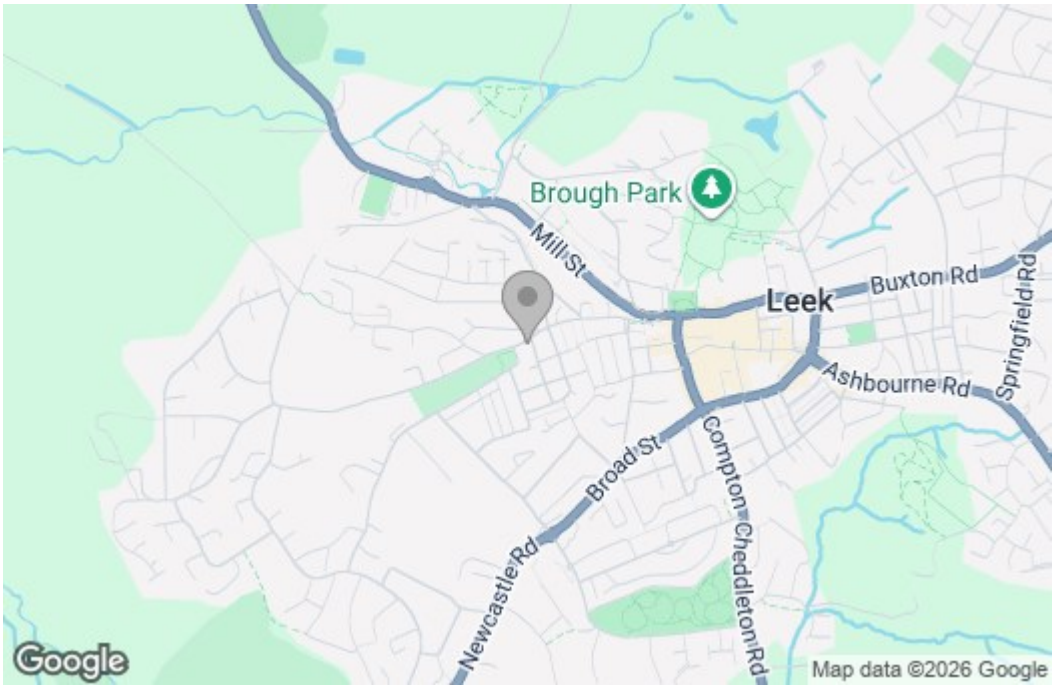
Buyer ID Checks

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.

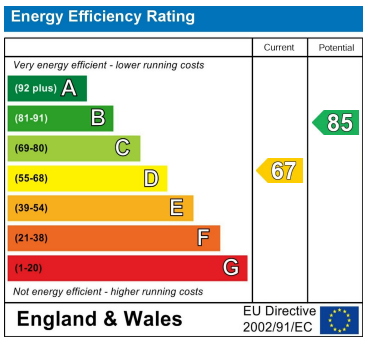
Floor Plan

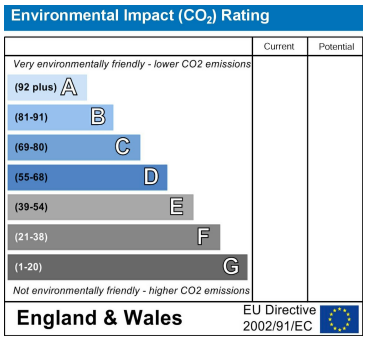


Area Map



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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