DENISE WHITE™
BESPOKE ESTATE AGENT









6 The Plain Black Lane, ST10 2HZ

£240,000

"Countryside surroundings, modern convenience."

A well-proportioned three-bedroom semi-detached home situated within the desirable semi-rural village of Whiston, offering spacious accommodation throughout, off-road parking, enclosed low-maintenance gardens and move-in ready accommodation, all within close proximity to countryside walks and Whiston Golf Club.

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Denise White Agent Comments

Situated in the popular semi-rural village of Whiston, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or those seeking a quieter lifestyle within easy reach of local amenities.

Upon entering, the property welcomes you via a practical entrance hall, providing access to a convenient downstairs WC and the generously proportioned lounge. Enjoying both front and rear aspects, this versatile reception room is filled with natural light and offers ample space for both living and dining arrangements. To the rear, the well-appointed kitchen benefits from a range of fitted units, plentiful work surface space and useful storage, whilst overlooking the rear garden.

To the first floor, the property boasts three well-proportioned double bedrooms, offering excellent flexibility for family living, guest accommodation or home working, all serviced by a family bathroom.

Externally, the property enjoys a driveway to the front providing off-road parking for up to two vehicles. The enclosed rear garden has been designed with ease of maintenance in mind, predominantly laid to lawn with a pleasant patio seating area, creating an ideal space to relax and entertain.

Positioned within the desirable village of Whiston, the property enjoys a peaceful semi-rural setting, surrounded by picturesque countryside walks whilst remaining conveniently located for commuting links and nearby amenities. The nearby golf club and open green spaces further enhance the appeal of this move-in ready home.

Location

Whiston is a charming rural village nestled in the Staffordshire Moorlands, surrounded by rolling countryside and beautiful views across the Churnet Valley. Set just off the A52 between the historic market towns of Cheadle and Leek, the village enjoys a peaceful setting while remaining well-connected to local amenities and transport links.

Known for its scenic beauty and elevated position, Whiston is a popular choice for those seeking a quieter pace of life, with easy access to walking trails, open fields, and nearby woodland. The River Churnet flows nearby, and the surrounding landscape is a haven for nature lovers, with walks towards Consall, Froghall, and the Peak District National Park, which lies just to the north.

Whiston retains a friendly village atmosphere and a strong sense of community, with the vibrant Village Hall, churches, golf club and local farms contributing to its traditional rural character. Families are well served by a selection of good schools in nearby villages and towns, and commuters benefit from proximity to Stoke-on-Trent, Uttoxeter, and major road networks such as the A50 and M6 corridor.

With its mix of countryside charm, attractive homes, and a tranquil, elevated position, Whiston offers a wonderful lifestyle for those looking to enjoy the best of Staffordshire's rural beauty without feeling isolated.

Entrance Hall

6'1" x 3'6" (1.86 x 1.08)

Composite entrance door to the front aspect. Carpet. Inset spotlights. Doors leading into :-

WC

4'3" x 3'1" (1.32 x 0.94)



Vinyl flooring. Low-level WC. Pedestal wash hand basin. Inset Spotlight.

Kitchen

12'4" x 8'3" (3.77 x 2.52)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel drainer sink unit. Integrated dishwasher, washing machine, oven, gas hob with extractor fan over, fridge freezer. Cupboard housing the combination boiler. Vinyl flooring. uPVC window to the rear aspect. Inset spotlights.

Lounge

19'7" x 14'11" (5.98 x 4.56)



Underfloor heating. Carpet. uPVC Windows to the front and rear aspect. Under stair storage cupboard. Stairs leading up to first floor accommodation. Ceiling lights. Door leading into :-

First Floor Landing

Carpet. Stairs leading to ground floor. Ceiling light. Loft access.

Bedroom One

10'5" x 9'4" (3.18 x 2.86)



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

Bedroom Two

12'5" x 8'3" (3.80 x 2.52)



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

Bedroom Three

9'3" x 8'10" (2.83 x 2.70)



Carpet. Radiator. uPVC windows the rear aspect. Ceiling light.

Bathroom

8'2" x 7'0" (2.49 x 2.14)



Fitted with a suite comprising of bath with shower attachment, low level WC, vanity wash basin. Vinyl flooring. Heated towel rail. Obscured uPVC window to the front aspect. Inset spotlights.

Outside

Externally, the property benefits from a driveway to the front providing off-road parking for up to two vehicles. To the rear, there is an enclosed and low-maintenance garden, predominantly laid to lawn with a pleasant patio seating area, offering an ideal space for outdoor dining, entertaining or simply enjoying the peaceful semi-rural surroundings.

Agent Notes

Tenure: Freehold
Services: Mains electricity, water and drainage connected
Council Tax: Staffordshire Moorlands 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?

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.

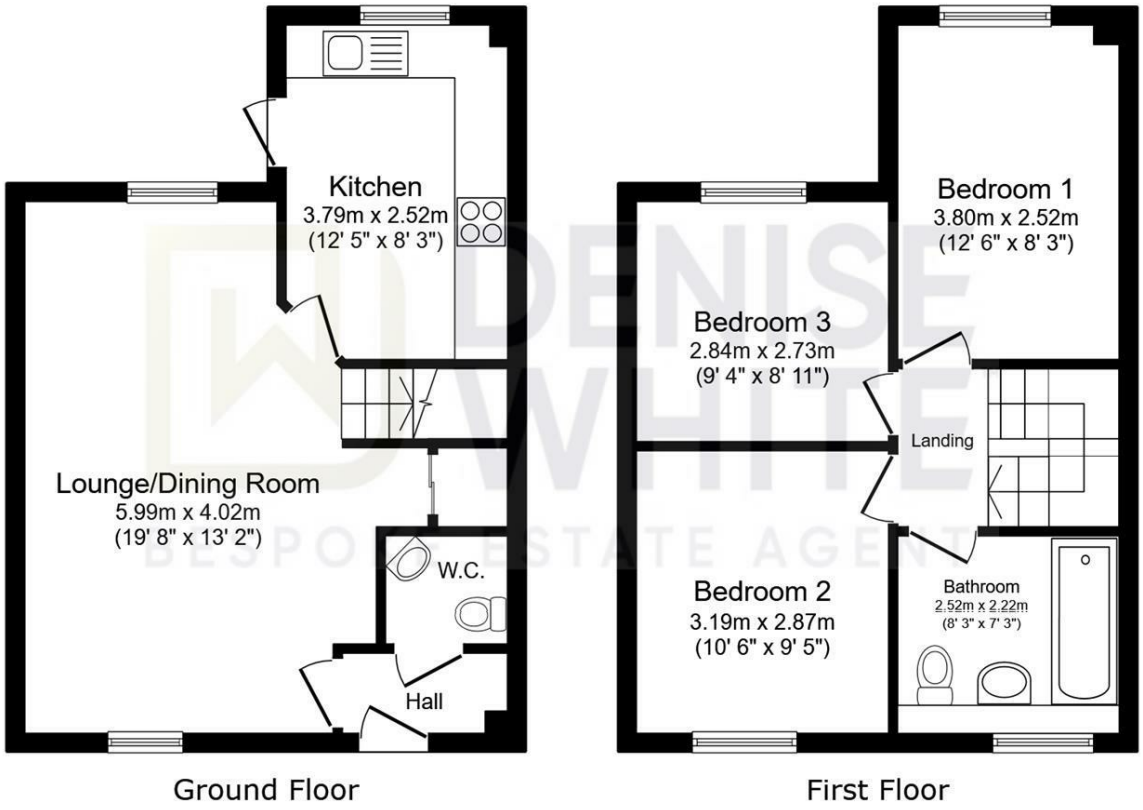
Do You Require A Mortgage?

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



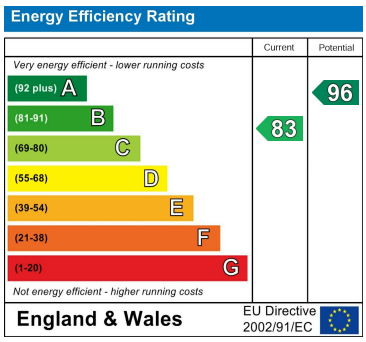
Total floor area: 76.2 sq.m. (820 sq.ft.)

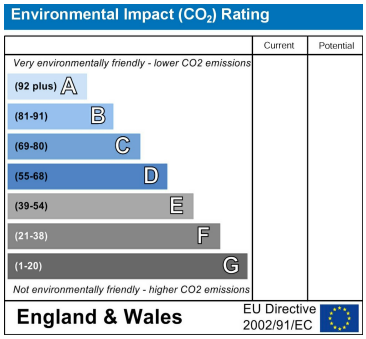
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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