DENISE WHITE™
BESPOKE ESTATE AGENT









14 Leek Road, Buxton, SK17 6UD

Guide price £325,000

Guide Price £325,000 - £350,000

"A home full of character and charm, where family life feels right at home"

A Wonderful 1930s Family Home, Full of Character and Charm, on the Outskirts of Buxton

This attractive three-bedroom semi-detached home combines original 1930s features with modern comforts, offering generous and versatile accommodation, off-road parking, landscaped gardens and scope to extend (subject to planning consent).
Conveniently positioned for local schools, everyday amenities and the beautiful Peak District countryside, this charming property makes a wonderful family home in a well-connected location.

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

Occupying a generous plot in a pleasant semi-rural setting, this attractive three-bedroom semi-detached home is a wonderful example of a traditional 1930s property, combining an abundance of beautiful original features with a high standard of modern presentation throughout.

From the moment you step inside, the spacious entrance hall creates an inviting first impression, with a striking panelled staircase adding a sense of character and charm. To the front of the property is a well-proportioned dining room, featuring a gorgeous bay window overlooking the front garden and attractive picture railing, perfectly complementing the period style of the home.

Double doors lead through into the second reception room, currently used as a comfortable living room. A further bay window provides a wonderful outlook over the rear garden and beyond, where beautiful surrounding countryside creates a particularly picturesque backdrop.

The well-proportioned kitchen is fitted with stylish and contemporary cabinetry, providing a practical and attractive space for everyday living. There is also convenient access to the side of the property.

To the first floor are three bedrooms. The two spacious double bedrooms enjoy pleasant outlooks over the surrounding countryside, while the third bedroom is a useful single room, offering excellent versatility and lending itself perfectly to use as a home office, dressing room or child's bedroom.

Completing the first floor is a large family bathroom, fitted with a modern suite and featuring a generous walk-in shower.

Externally, the property benefits from off-road parking to the front providing ample space for multiple vehicles. The front garden is predominantly lawned and complemented by mature borders, creating a welcoming approach to the home. There is potential at the side of the home for those wishing to consider extending the property in the future, subject to the necessary planning permissions and consents.

A pathway leads around to the rear garden, which has been thoughtfully landscaped to create a private and enjoyable outdoor space. The garden is predominantly lawned, providing plenty of room for children and pets to play safely, while beautiful views across the surrounding countryside can also be enjoyed from the garden.

The property further benefits from access to a useful cellar room, providing valuable additional storage space.

A charming and characterful home, this property offers a rare combination of original 1930s features, generous proportions, excellent presentation, and beautiful countryside views. With its versatile accommodation this is a home that is likely to appeal to a wide range of buyers. Offered for sale with no onward chain.

Location

Set amid the breathtaking landscape of the Peak District National Park, Buxton is a historic spa town renowned for its regency architecture, natural thermal springs, and vibrant community. Often referred to as the "Gateway to the Peaks", Buxton offers a unique blend of cultural richness, outdoor adventure, and modern convenience – making it one of Derbyshire's most desirable places to live.

Buxton town centre offers a charming mix of independent boutiques, high-street shops, artisan food stores, and supermarkets. The Pavilion Gardens Arcade hosts regular markets, craft fairs, and pop-up events, while larger retailers are easily accessible within the town.

From cosy cafés and tearooms to stylish restaurants and country pubs, Buxton caters to every taste.

Buxton is home to the Buxton Opera House, one of the UK's finest examples of Edwardian theatre, hosting a year-round programme of theatre, music, comedy, and film.

Surrounded by dramatic landscapes, Buxton is a paradise for walkers, cyclists, and nature lovers. Enjoy direct access to scenic trails such as the Monsal Trail, Goyt Valley, and Solomon's Temple, or explore the rolling hills and limestone dales of the Peak District National Park just minutes away.

Buxton offers a range of primary and secondary schools, including well-regarded local institutions and nurseries. Buxton & Leek College, part of the University of Derby, also provides further education and training opportunities.

Rich in Georgian and Victorian architecture, Buxton boasts landmarks such as the Crescent, Devonshire Dome, and the Pavilion Gardens. The town's thermal spring heritage continues to attract visitors, adding to its historic charm and wellness appeal.

Entrance Hallway
Composite door to the front aspect. Carpet. Radiator. uPVC window to the front aspect. Stairs to the first floor accommodation. Ceiling light. Doors leading into: –

Dining Room
11'5" x 10'10" (3.49 x 3.32)
Carpet. Radiator. uPVC bay window to the front aspect. Picture railing. Ceiling light.

Lounge
12'11" x 10'11" (3.96 x 3.33)
Carpet. Gas fire. uPVC box bay window to the rear aspect. Picture railing. Ceiling light.

Kitchen
10'10" x 9'2" (3.32 x 2.80)
Fitted with range of wall and base units with works surfaces over incorporating a double drainer sink unit, integrated oven, gas hob with extractor fan over, plumbing for washing machine. Vinyl flooring. Radiator. uPVC Windows to the rear aspect. Composite door to the rear aspect. Ceiling lights.

First Floor Landing
Carpet. uPVC window to the side aspect. Ceiling light. Loft access.

Bedroom One
10'11" x 10'10" (3.35 x 3.32)
Carpet. Radiator. uPVC Bay window to the front aspect. Ceiling lights.

Bedroom Two
12'11" x 10'10" (3.94 x 3.32)
Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Three
7'6" x 6'11" (2.30 x 2.11)
Carpet. Radiator. uPVC window to the front aspect. Built-in storage cupboard. Ceiling light.

Bathroom
9'1" x 6'10" (2.79 x 2.10)
Fitted with a suite comprising of shower cubicle with rainfall shower, low level WC, pedestal wash hand basin. Vinyl flooring. Heated towel rail. Cupboard housing the combination boiler. Obscured uPVC window to the rear aspect. Inset spotlights.

Outside
Externally, the property enjoys attractive gardens to both the front and rear, with off-road parking for multiple vehicles. The front garden is lawned with mature borders, while the private rear garden has been thoughtfully landscaped and is mainly laid to lawn, providing a lovely space for children and pets to enjoy. Beautiful views across the surrounding countryside can be enjoyed from the garden, while a useful cellar room provides additional storage.

Agent Notes
Tenure: Freehold
Services: All mains services connected
Council Tax: High Peak Band C

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.

CGI
Please see that some images have been computer generated to enhance,

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.

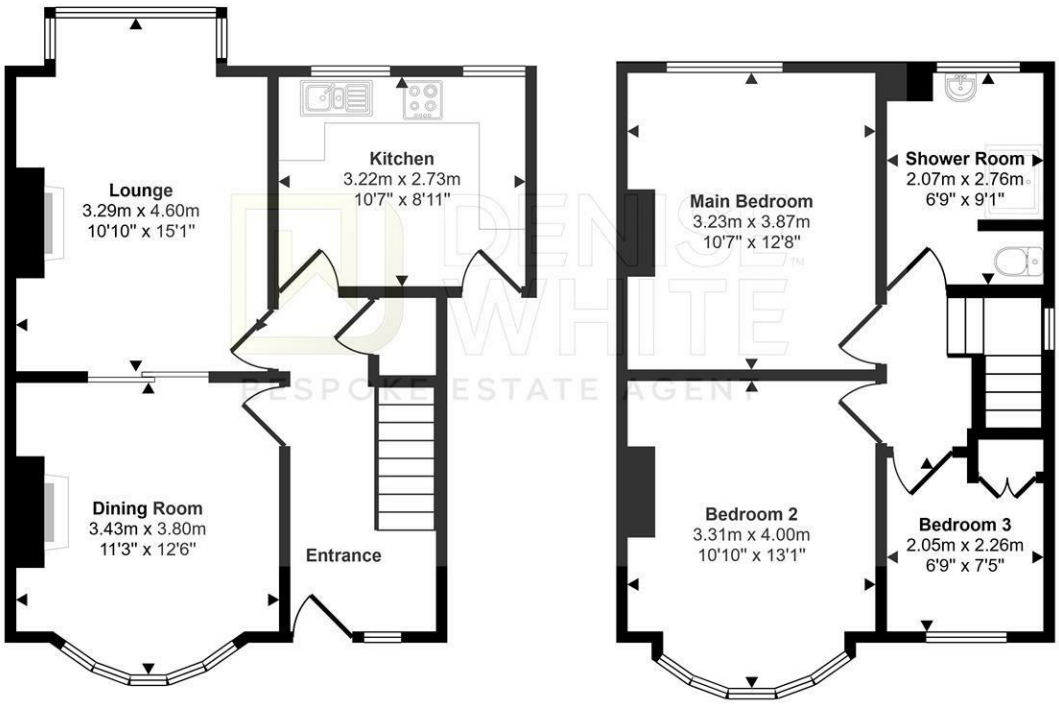
You Will Need A Solicitor!
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

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.

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
86 sq m / 931 sq ft

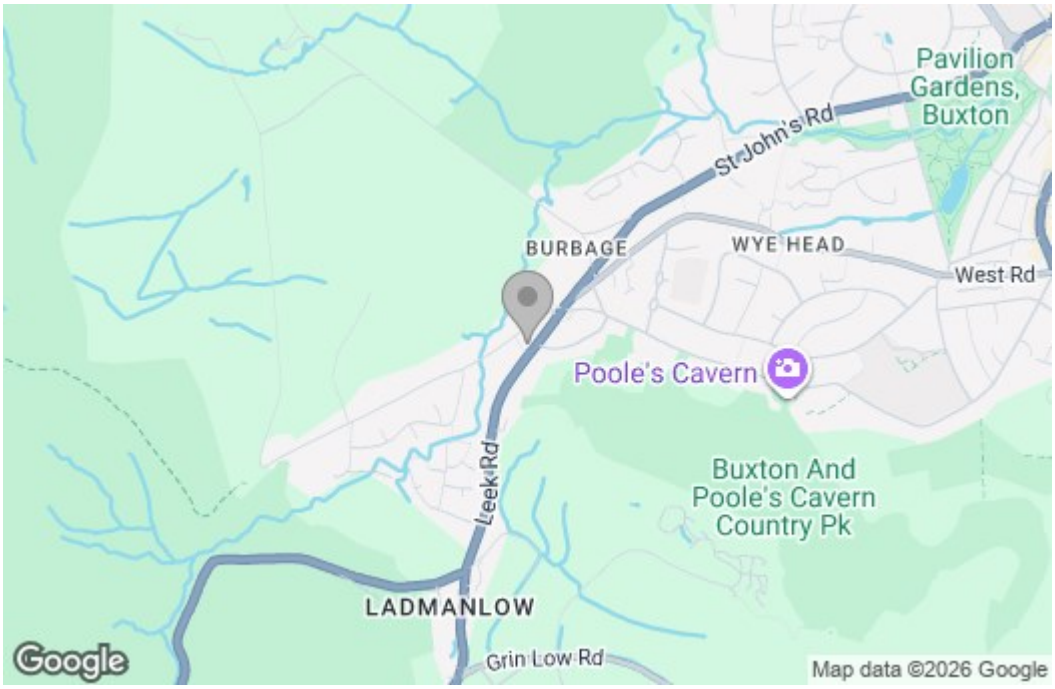


Ground Floor
Approx 45 sq m / 487 sq ft

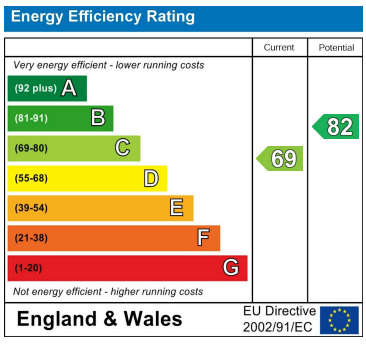
First Floor
Approx 41 sq m / 444 sq ft

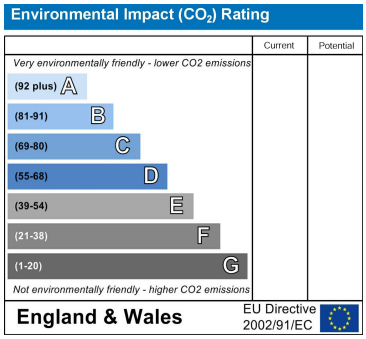
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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