



## 88 Argles Road, Leek, ST13 6PG

**Offers in excess of £180,000**

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

"Happy new home, where adventures and memories await"

A well-presented three-bedroom semi-detached property offering spacious accommodation throughout. Features include a generous lounge with log burner, a large kitchen diner with double doors to the rear, and three double bedrooms. The ground floor also benefits from a bathroom, utility area, and separate shower room.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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### Denise White Estate Agents Comments

This well-presented three-bedroom semi-detached property on Argles Road offers spacious and versatile accommodation, ideal for families or those seeking comfortable modern living.

Upon entering the property, you are welcomed by a small entrance hallway which leads through to a generously sized lounge, complete with a fitted log burner—creating a warm and inviting focal point.

Beyond the lounge, an inner hall provides access to a ground floor bathroom and a useful utility area. From the utility space, there is also access to a separate shower room, adding further practicality to the home.

To the rear of the property, you will find a particularly spacious kitchen diner, offering ample room for both cooking and entertaining. Double doors open directly onto the outside space, allowing for a seamless indoor-outdoor flow.

To the first floor, the landing leads to three well-proportioned double bedrooms. The main bedroom enjoys a pleasant rear aspect, completing the internal accommodation.

Externally, the property benefits from a driveway to the front providing off-road parking. To the rear, there is an enclosed courtyard featuring a patio area and a storage shed—an ideal space for relaxing or hosting small family gatherings.

Early viewing is highly recommended to fully appreciate the space and versatility this home has to offer.

### Location

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 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.

### Entrance Hall



Tiled flooring. Fitted carpet. Radiator. Stair access leading to first floor accommodation. Ceiling light. Doors leading into :-

## Lounge

18'6" x 9'11" (5.64 x 3.03)



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

## Kitchen

18'3" x 8'8" (5.57 x 2.65)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a cooker and dishwasher. Tiled flooring. Radiator. uPVC Windows to the rear aspect. uPVC door. Ceiling lights.

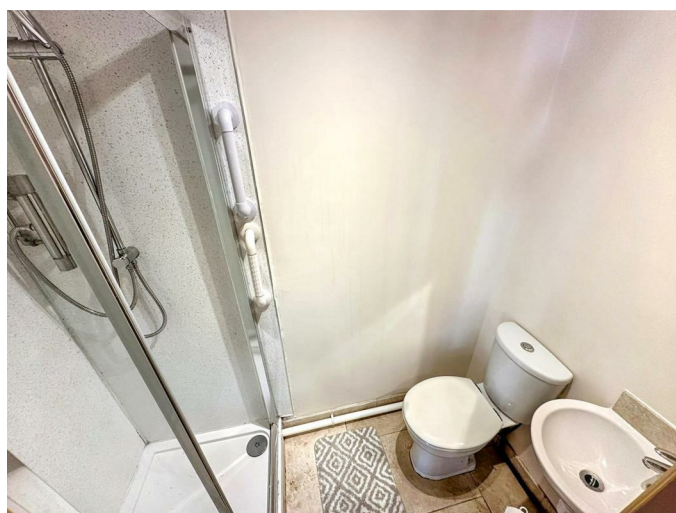
## Utility Room



Plumbing for washing machine. Wall mounted boiler. Ceiling lights. Doors leading into :-

## Shower Room

6'7" x 3'4" (2.02 x 1.02)



Tiled flooring. Low-level WC. Vanity style wash handbasin. Shower cubicle with rainfall showerhead. Ceiling light.

## Bathroom

7'3" x 6'4" (2.21 x 1.94)



Fitted with a suite comprising off, low-level WC, vanity style wash hand basin and panelled bath. Tiled flooring. Wall mounted heated towel rail. Obscured uPVC window. Ceiling light.

## First Floor Landing

Carpet. uPVC Windows to the front and side aspect. Loft access. Ceiling light. Doors leading into: –

## Bedroom One

10'10" x 9'7" (3.31 x 2.94)



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

## Bedroom Two

13'10" x 8'4" (4.23 x 2.56)



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

## Bedroom Three

11'11" x 6'7" (3.64 x 2.01)



Carpet. Radiator. uPVC windows to the side and rear aspect. Ceiling light.

## Outside

To the front of the property there is a paved driveway providing off-road parking. There is a small covered porch over the entrance, offering some shelter. Side access leads through to the rear.

## Rear Garden



The rear of the property features an enclosed courtyard-style garden, designed to be low maintenance. The space is mainly paved, with a covered pergola area that provides some shelter for outdoor seating. There is also a detached garage with power connected, as well as a storage area and fencing to the boundaries. Overall, it's a functional outdoor space suited to sitting out and enjoying your surroundings, rather than extensive gardening.

### 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



"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?

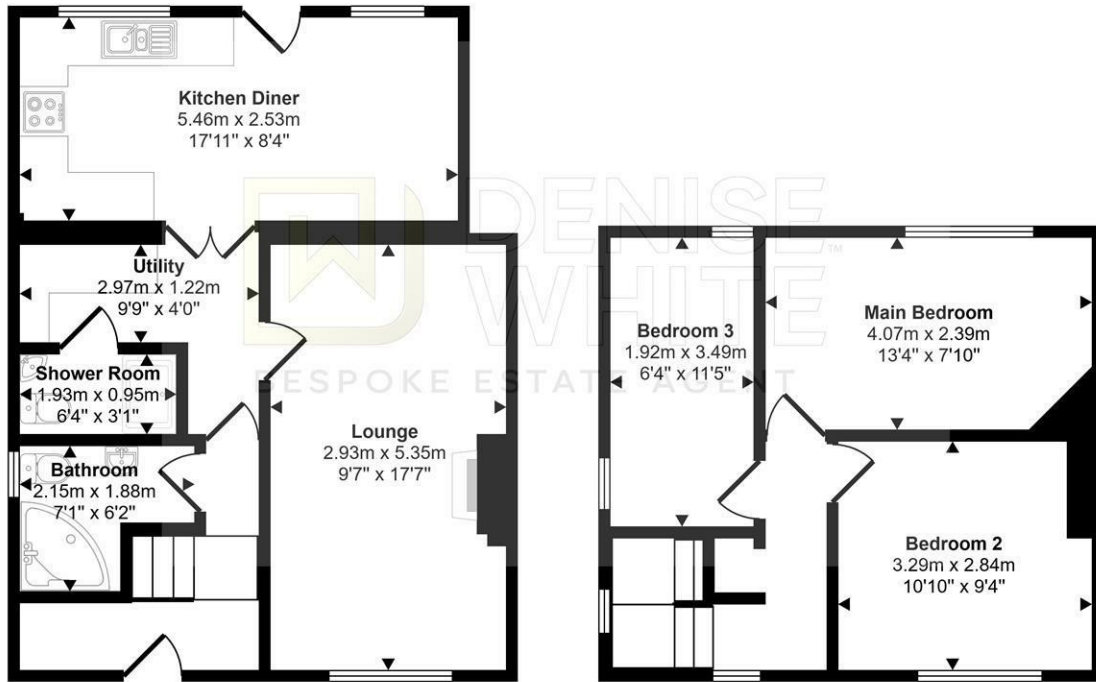
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### 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  
81 sq m / 868 sq ft

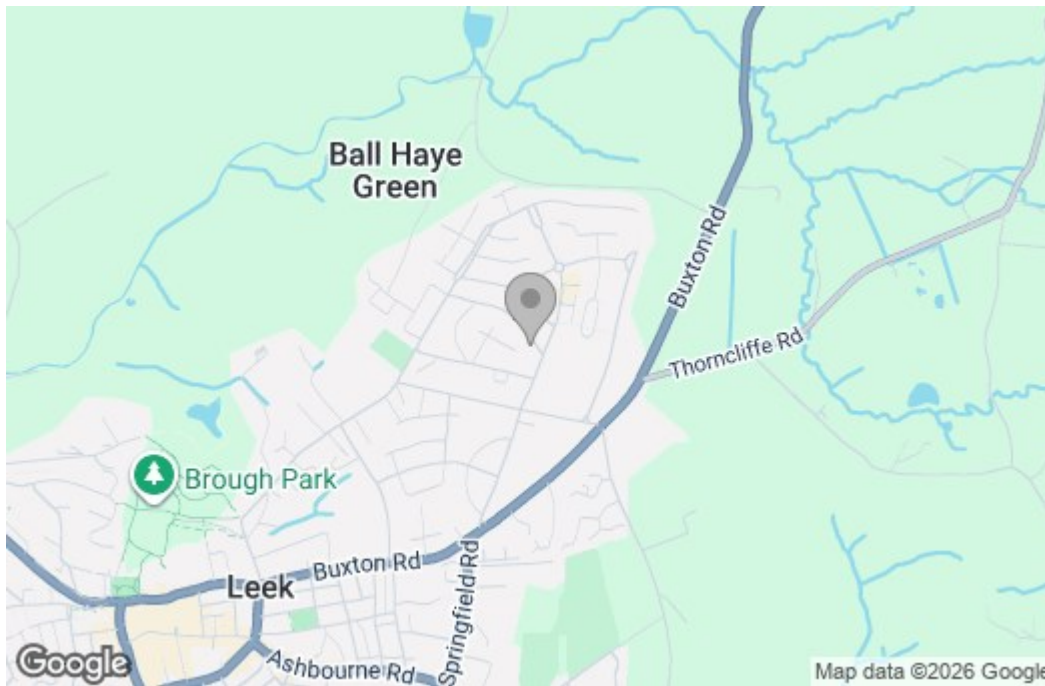


Ground Floor  
Approx 48 sq m / 515 sq ft

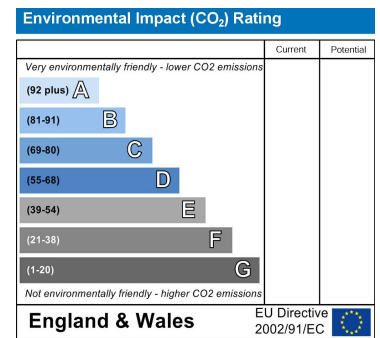
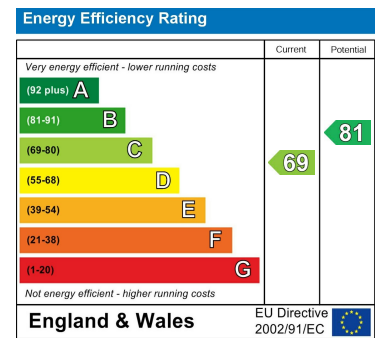
First Floor  
Approx 33 sq m / 352 sq ft

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.