



125 Windsor Drive, Leek, Staffordshire, ST13 6NW

Asking price £195,000

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

'Family makes a house a home.' – Unknown

This three-bedroom semi-detached home situated on the outskirts of Leek is the perfect fit for growing families looking to add their own personal touch to a long-term home. Boasting a corner plot, three well-proportioned bedrooms, and within a short distance of local amenities, viewing is highly recommended.

Denise White Estate Agents Comments

Situated on the sought-after Windsor Drive in Leek, this well-proportioned three-bedroom semi-detached property offers a fantastic opportunity for buyers looking for a family home with scenic surroundings and scope to personalise. Boasting views upon arrival of The Roaches, the home enjoys a superb position on the edge of town—close to both local amenities and open countryside.

Occupying a generous corner plot, the property features a spacious front garden with off-road parking, with the potential to expand the driveway if desired. Internally, the accommodation is thoughtfully laid out and includes entrance hall, a bright and airy living room with gas fireplace and a large rear-facing window, and a sociable kitchen diner—a great space that would benefit from modernisation to unlock its full potential.

The ground floor also benefits from a useful utility area and a downstairs WC, adding everyday convenience. Upstairs, there are three bedrooms—two doubles overlooking the rear garden, and a single room to the front featuring built-in storage that maximises the space. A neutral family bathroom serves all three bedrooms.

To the rear, the enclosed garden is mainly laid to lawn, complete with a handy storage shed, offering a safe and manageable space for children or outdoor relaxation.

Neutrally decorated throughout, this home presents an ideal opportunity for buyers looking to add their own stamp and create a comfortable, long-term home in a well-regarded residential area.

Location

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.

Entrance Hall

7'6" x 5'6" (2.30 x 1.69)

Fitted carpet. UPVC door to the front aspect. Obscured UPVC double glazed window to the front aspect. Stairs to the first floor accommodation. Ceiling light.

Living Room

13'4" x 11'11" (4.07 x 3.64)



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

Kitchen Diner

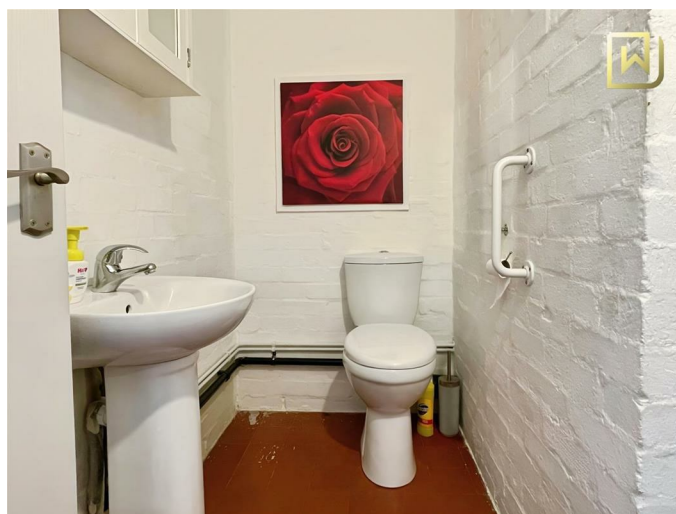
8'3" x 20'8" (2.52 x 6.31)



Tiled flooring. A range of wall and base units with laminate work surfaces above. Integrated stainless steel sink and drainer unit with mixer tap above. Electric oven and gas hob with extractor fan above. Integrated fridge. Wall mounted radiator. UPVC double glazed window's to the front and rear aspect. UPVC door to the side aspect. Two ceiling lights. Access into:-

WC

7'2" x 3'7" (2.20 x 1.11)



Tiled flooring. Low level WC. Pedestal wash hand basin. Ceiling light. Open into:-

Utility area

2'11" x 7'2" (0.91 x 2.20)

Continued tiled flooring. UPVC double glazed window to the front aspect. Wall mounted boiler. Space for washing machine and tumble dryer.

First Floor Landing

Fitted carpet. Upvc double glazed window to the front aspect. Storage cupboard housing cylinder. Loft access. Ceiling light.

Bedroom One

10'5" x 10'9" (3.18 x 3.30)



Fitted carpet. Wall mounted radiator. Built in

storage. UPVC double glazed window to the rear aspect. Coving. Ceiling light.

Bedroom Two

8'3" x 12'11" (2.53 x 3.96)



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

Bedroom Three

6'10" x 10'0" (2.10 x 3.05)



Fitted carpet. Wall mounted radiator. Built-in storage. UPVC double glazed window to the front aspect. Ceiling light.

Bathroom

4'10" x 7'4" (1.49 x 2.24)



Vinyl flooring. Low-level WC. Pedestal wash and basin. Fitted bath with electric shower above. Wall mounted radiator. Obscured UPVC double glazed window to the side aspect. Ceiling light.

Outside



To the front of the property is a lawned garden with a paved driveway and mature shrubs and perennials bordering. To the rear of the home is a lawned garden with paved area initially and a useful storage shed to the rear.

Agents Notes

Tenure: Freehold

Services: All mains services 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 Denise White Estate Agents



"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!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

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.

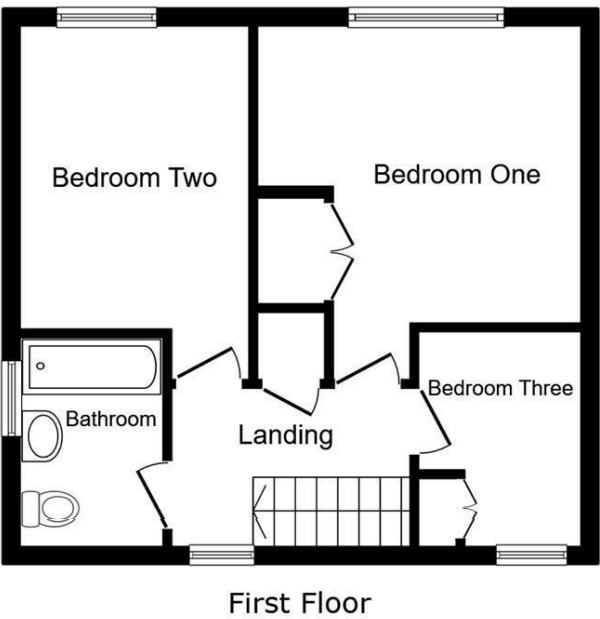
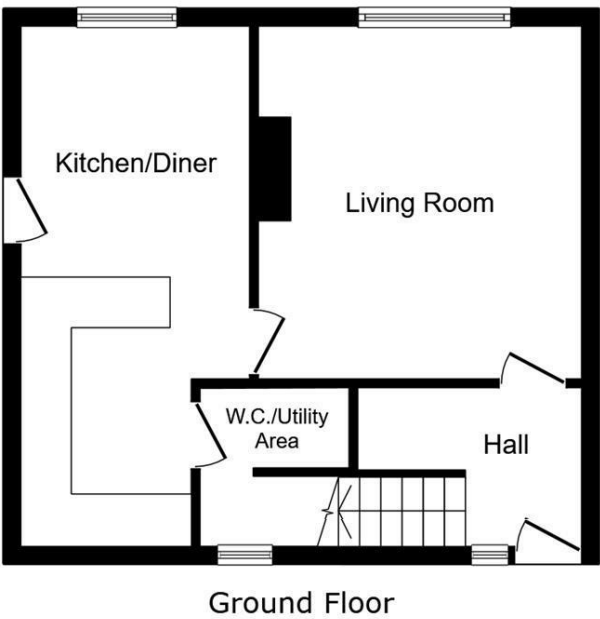
You Need A Solicitor!

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?

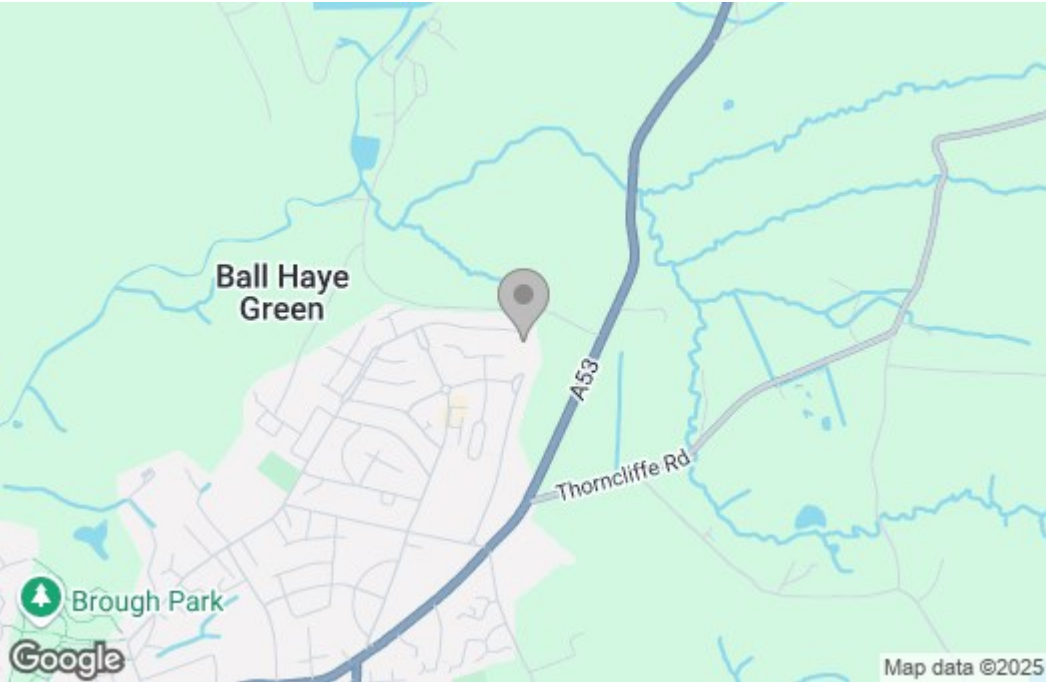
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan

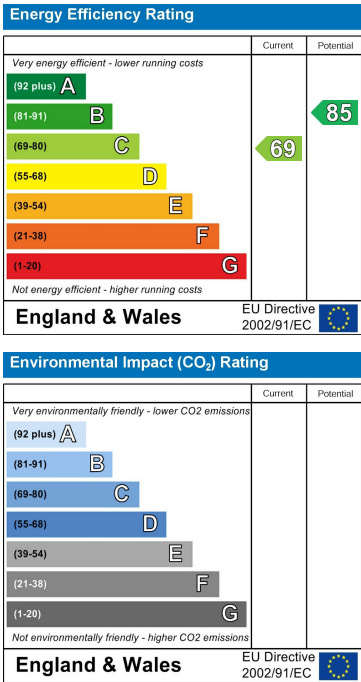


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.