



23 Windsor Drive, Leek, ST13 6NP

Offers in the region of £275,000

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'Create a home that reflects your personality. Don't be afraid to make it your own.' - Unknown

Situated on the ever-popular Windsor Drive, this extended four-bedroom semi-detached home offers generous living space, stunning views, and a fantastic opportunity to add your own stamp. With a large open-plan lounge/diner, separate kitchen, utility room, en-suite master bedroom, and a private tiered garden backing onto open playing fields, this property is perfect for growing families. While some modernisation is needed, the potential is clear

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Denise White Estate Agents Comments

Located on the highly sought-after residential street of Windsor Drive, this spacious four-bedroom semi-detached property offers a fantastic opportunity for buyers looking to modernise and create a long-term family home in the heart of the popular market town of Leek.

Set over two floors and benefitting from a side extension, the property provides generously proportioned accommodation throughout.

To the ground floor, a useful entrance porch opens into a welcoming entrance hallway with stairs to the first floor. The open plan lounge/diner spans the full depth of the property, enjoying dual aspect windows to both front and rear, which flood the space with natural light and offer pleasant views over the well-maintained gardens.

A separate kitchen overlooks the rear garden and enjoys lovely open views across the adjacent playing fields. A side porch, accessible from the kitchen, provides practical access from the front to the rear garden.

A utility room located behind the integral single garage is perfect for the demands of modern family life.

Upstairs, the property offers four well-proportioned bedrooms, including three doubles and a generous single. The principal bedroom benefits from its own private en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the home enjoys a driveway providing off-road parking and access to the garage. Paved steps lead to the entrance porch, flanked by a mature front garden with established perennials including hydrangeas, offering privacy and curb appeal.

To the rear, the tiered garden offers an initial patio seating area, a small lawn, and a further lower patio, all enclosed by mature shrubs and trees – ideal for outdoor entertaining or quiet relaxation. A

useful garden shed provides additional storage.

Backing directly onto open playing fields and boasting views of The Roaches, this property enjoys a rare combination of space, location, and potential. While some modernisation is required, this home offers an excellent canvas for buyers wanting to add their own stamp in a well-regarded location.

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.

Front Porch

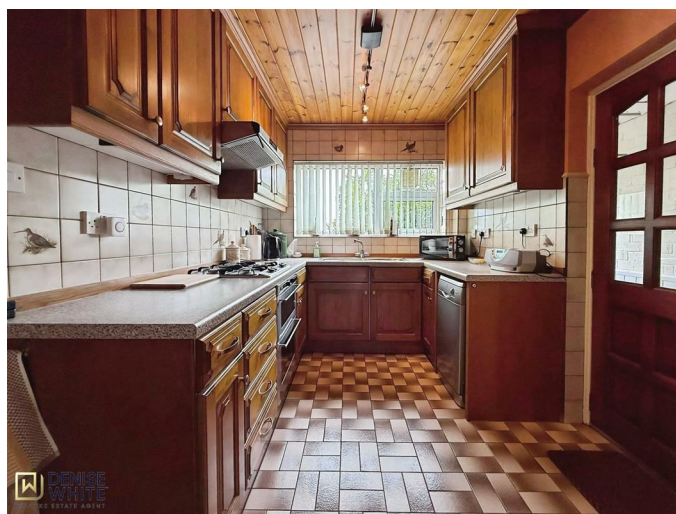
Tiled flooring. UPVC double glazed windows to front and side aspect. Access to entrance hallway. Ceiling light.

Entrance Hallway

Fitted Carpet. Wall mounted radiator. Access to kitchen. Access to living room. Stair access leading to first floor accommodation. Wall light.

Kitchen

11'7" x 7'7" (3.55 x 2.33)



Tiled flooring. Wall mounted radiator. Range of wall and base units. Gas hob. Integrated oven. Stainless steel drainer style sink unit. UPVC double glazed window to the rear aspect. Access to understairs storage cupboard. Ceiling lights.

Living Area

12'4" x 11'1" (3.78 x 3.39)



Wooden design flooring. Wall mounted radiator. Fireplace with brick surround and tiled hearth. Gas fire. UPVC double glazed bay window to front aspect. Open Plan access into dining area. Wall lights. Ceiling lights.

Dining Area

11'8" x 10'7" (3.56 x 3.25)



Wooden design flooring. Wall mounted radiator. Open Plan access into living area. Sliding door leading to outside. Wall lights. Ceiling light.

First Floor Landing

Fitted carpet. Fitted storage. Wall light. Stair access leading to ground floor. Loft access.

Bedroom One

12'7" x 10'9" (3.84 x 3.29)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Fitted wardrobes. Access to ensuite. Ceiling light.

En Suite

10'0" x 5'1" max (3.05 x 1.57 max)



Tiled flooring. Wall mounted radiator. WC. Wash handbasin. Shower cubicle. Shower attachment. UPVC double glazed window to the rear aspect. Inset spotlights.

Bedroom Two

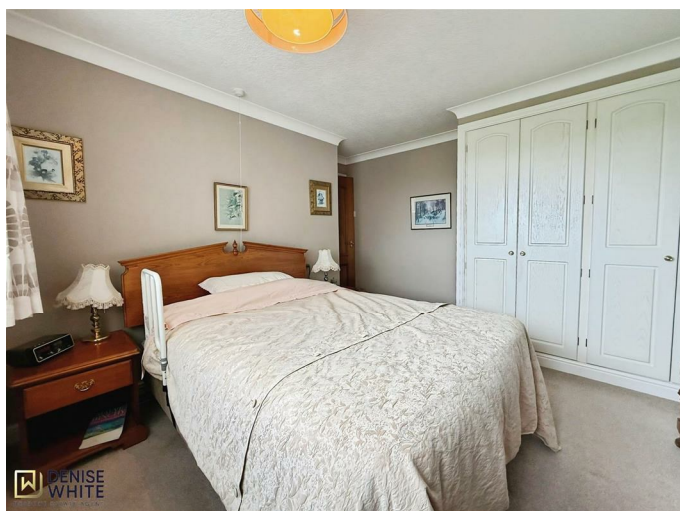
13'2" x 10'5" max (4.02 x 3.19 max)



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

Bedroom Three

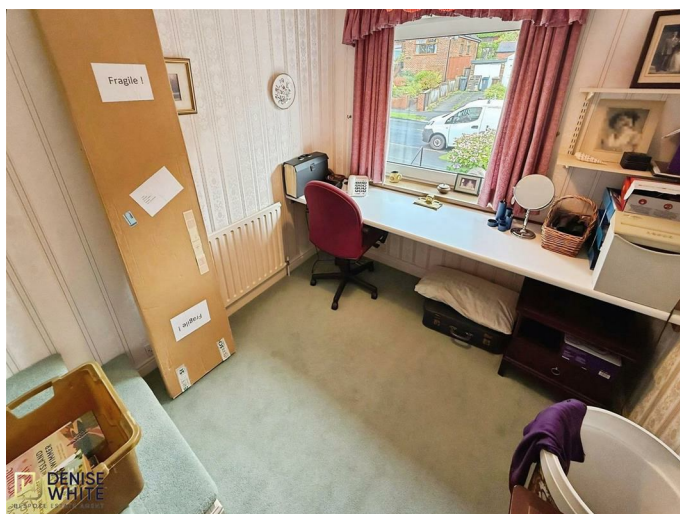
11'8" x 10'8" max (3.57 x 3.26 max)



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

Bedroom Four

8'7" x 8'0" (2.64 x 2.45)



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

Bathroom

7'7" x 5'6" (2.33 x 1.69)



Fitted carpet. Heated towel rail. WC. Wash handbasin. Fitted bath. Shower attachment. Obscured UPVC double glazed window. Inset spotlights.

Garage

21'9" x 8'1" (6.65 x 2.48)

Up and over door to the front aspect. Power and lighting. Access into:-

Utility

8'3" x 6'8" (2.54 x 2.04)

Door to the side aspect. Window to the rear aspect. Power and lighting.

Outside



To the front of the property is a private driveway

which leads to an integral garage. Paved steps provide access to the front of the home and a side porch which leads to the rear garden. There is paved front garden which boasts mature perennials. The rear garden is enclosed and features a paved patio area with a lawned area beyond. Steps lead down to a separate cobbles patio area surrounded by mature plants and shrubs.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands 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.

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.

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 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.

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.

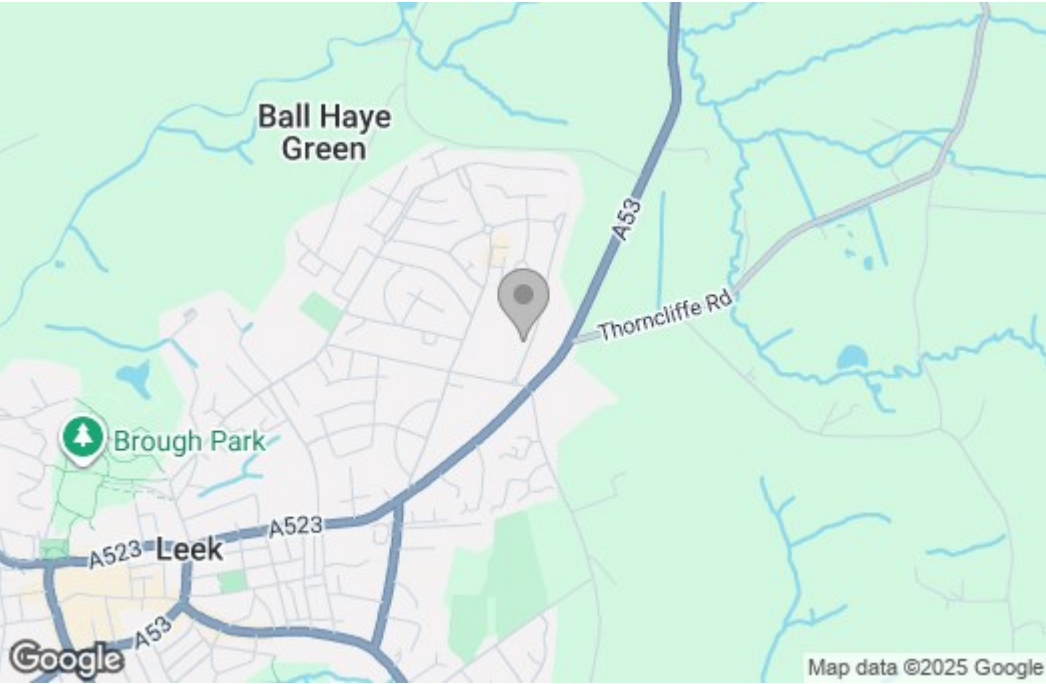
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

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.

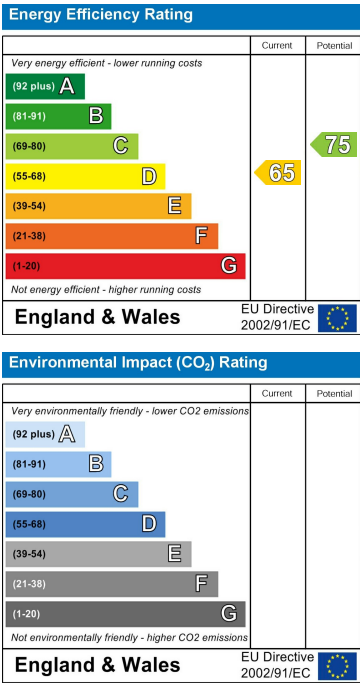
Floor Plan



Area Map



Energy Efficiency Graph



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