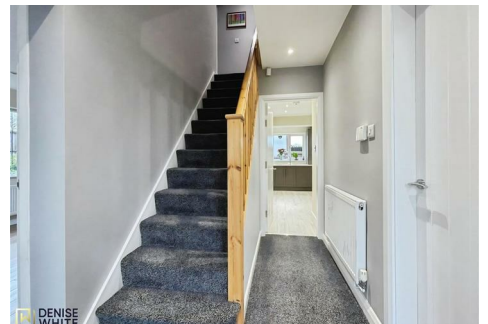




26 Hillside Avenue, Stoke-On-Trent, ST11 9BH

Asking price £325,000

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"Simply turn the key in the front door and start living your life." - Unknown

This beautifully modernised four-bedroom semi-detached home offers spacious, high-quality accommodation across three floors. Finished to a contemporary standard throughout and set on an elevated corner plot with countryside views, this impressive home combines modern comfort, generous living spaces and a peaceful setting ideal for growing families.

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 Estate Agents Comments



Completed to an exceptional standard throughout, this impressive four-bedroom semi-detached property occupies a desirable corner plot and enjoys far-reaching views across rolling hills to the rear. Enhanced by a substantial three-storey side extension, the home now offers spacious and versatile accommodation—ideal for growing families.

The striking frontage features anthracite windows and doors, complemented by mature hedgerow that adds a sense of privacy and kerb appeal. Inside, the property is neutrally decorated from top to bottom, creating a stylish, move-in-ready home.

A welcoming living room sits to the front, complete with a charming bay window and multi-fuel burner—perfect for cosy winter evenings. To the side, an impressive sun room extends over 6 metres and enjoys triple-aspect windows, flooding the space with natural light. Bifold doors open onto the low-maintenance paved garden, creating a seamless indoor-outdoor flow. To the rear, the expansive family kitchen diner features new shaker-style cabinetry, integrated appliances, and double doors that connect beautifully with the living room, enhancing the open and sociable layout.

The generous main bedroom boasts dual-aspect windows framing views over open fields, along with a contemporary ensuite shower room. Two further double bedrooms, both with built-in

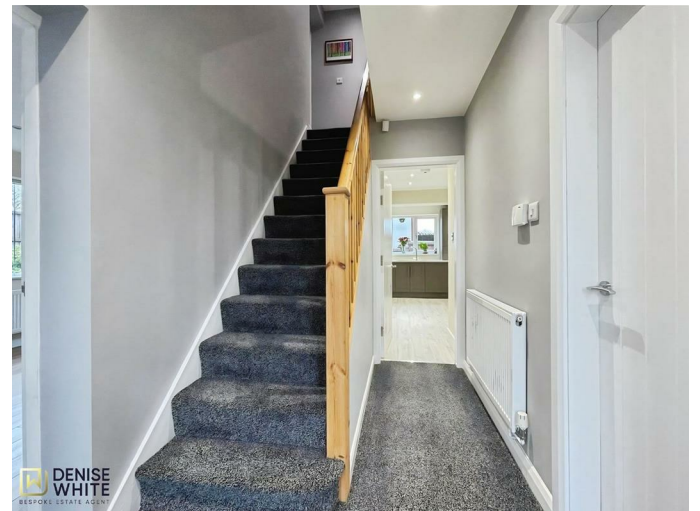
storage, are serviced by a well-appointed family bathroom.

A spacious fourth double bedroom occupies the top floor, complete with a large dormer window capturing the stunning rear outlook. A stylish and neutral shower room completes this level, offering excellent comfort for guests or older children.

The outside space continues to impress, with a beautifully landscaped, low-maintenance garden featuring a stone patio that wraps around the home. Raised, well-stocked borders and a feature pond add character, while steps lead to a further elevated patio area—an idyllic spot to enjoy countryside views. The property also benefits from off-road parking for two vehicles and a detached single garage, which includes a WC and a separate workshop, ideal for hobbies or storage.

Entrance Hall

11'1" x 5'8" (3.39 x 1.74)



Fitted carpet. Composite door to the front aspect. Stairs to the first floor accommodation. Wall Mounted radiator. Inset spotlights.

Sun Room

10'2" x 20'6" (3.12 x 6.26)



Laminate wood effect flooring. Wall mounted radiator. Two uPVC double glazed windows to the front and side aspect. Bifold doors to the rear aspect. Inset spotlights.

Living Room

12'9" x 12'5" (3.91 x 3.80)



Fitted carpet. uPVC double glazed bay window to the front aspect. Log burner with brick effect surround and wooden mantle. Two wall lights. Double doors into kitchen diner.

Kitchen Diner

13'3" x 19'0" (4.04 x 5.81)



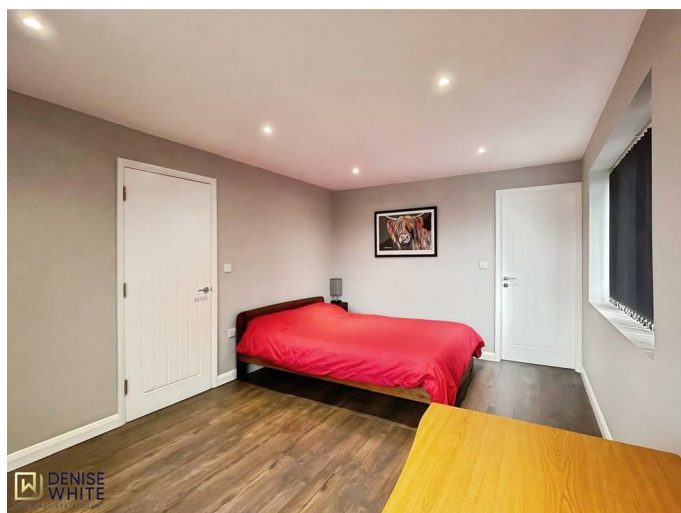
Wood effect Laminate flooring. A range of shaker style wall and base units with laminate work tops above. Integrated stainless steel sink and drainer unit with mixer tap above, electric split oven, Gas hob with extractor fan above, undercounter fridge, undercounter freezer. Under stairs storage cupboard. Two uPVC double glazed windows to the rear aspect. Wall mounted radiator. Inset spotlights.

First Floor Landing

Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Stairs to the second floor accommodation. Inset spotlights.

Bedroom One

10'2" x 15'6" (3.12 x 4.74)



Wood effect laminate flooring. Wall mounted radiator. Two uPVC double glazed windows to the side and rear aspect. Inset spotlights. Access into: –

Ensuite

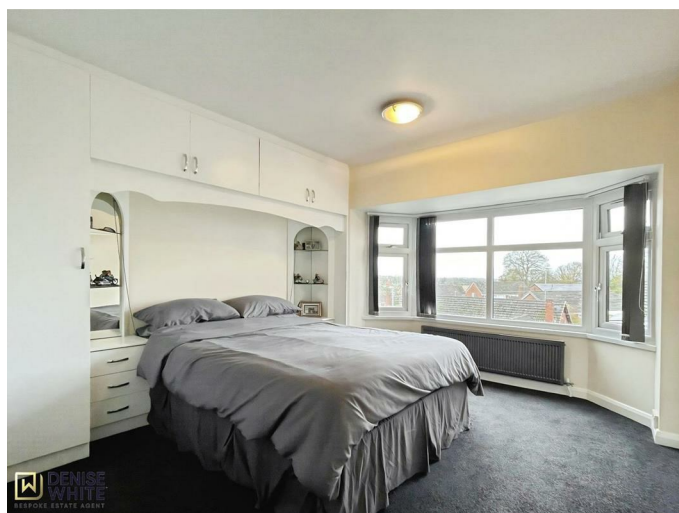
4'6" x 10'4" (1.39 x 3.15)



Wood effect vinyl flooring. Wall mounted ladder style towel rail. Vanity unit with storage incorporating low-level WC and wash hand basin. Obscured UPVC double glazed window to the front aspect. Walk-in shower with rain style showerhead. Extractor fan. Inset spotlights.

Bedroom Two

12'1" x 10'8" (3.70 x 3.27)



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

Bedroom Three

10'11" x 8'0" (3.33 x 2.46)



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

Bathroom

5'6" x 7'9" (1.68 x 2.38)



Wood effect flooring. Fitted bath with bar shower above and glass shower screen. Vanity unit incorporating low-level WC and wash hand basin. Wall mounted ladder style towel rail. Obscure UPVC double glazed window to the rear aspect. Extractor fan. Inset spotlights.

Second Floor Landing

Fitted carpet. Inset spotlights. Loft access.

Bedroom Four

10'3" x 12'6" (3.14 x 3.82)



Wood effect flooring. Two skylights to the front aspect. Wall mounted radiator. UPVC double glazed window to the rear aspect. Inset spotlights.

Shower Room

5'2" x 5'10" (1.59 x 1.78)



Wood effect flooring. Vanity unit incorporating low-level WC and wash hand basin. Wall mounted ladder style towel rail. Obscure PVC double glazed window to the rear aspect. Shower cubicle with bar shower. Extractor fan. Inset spotlight.

Work Shop

8'11" x 7'7" (2.74 x 2.32)

Concrete flooring. Power and lighting. UPVC door to the front aspect. Access into garage

Garage

16'8" x 8'7" (5.10 x 2.64)

Concrete flooring. Up and over door to the side aspect. Power and lighting. Access into WC

WC

4'1" x 4'3" (1.27 x 1.31)

Concrete flooring. Low-level WC. Wash handbasin. Spotlight.

Outside



Externally, the property occupies an elevated and substantial corner plot. To the rear, there is off-road parking for two vehicles, along with a detached single garage that benefits from a WC and an adjoining workshop.

The wrap-around garden is designed for low maintenance, featuring attractive stone paving, well-stocked raised borders, and gated access to the front. This generous outdoor space complements the home perfectly, offering both practicality and a pleasant setting to enjoy the surroundings.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

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 advice.

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!



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

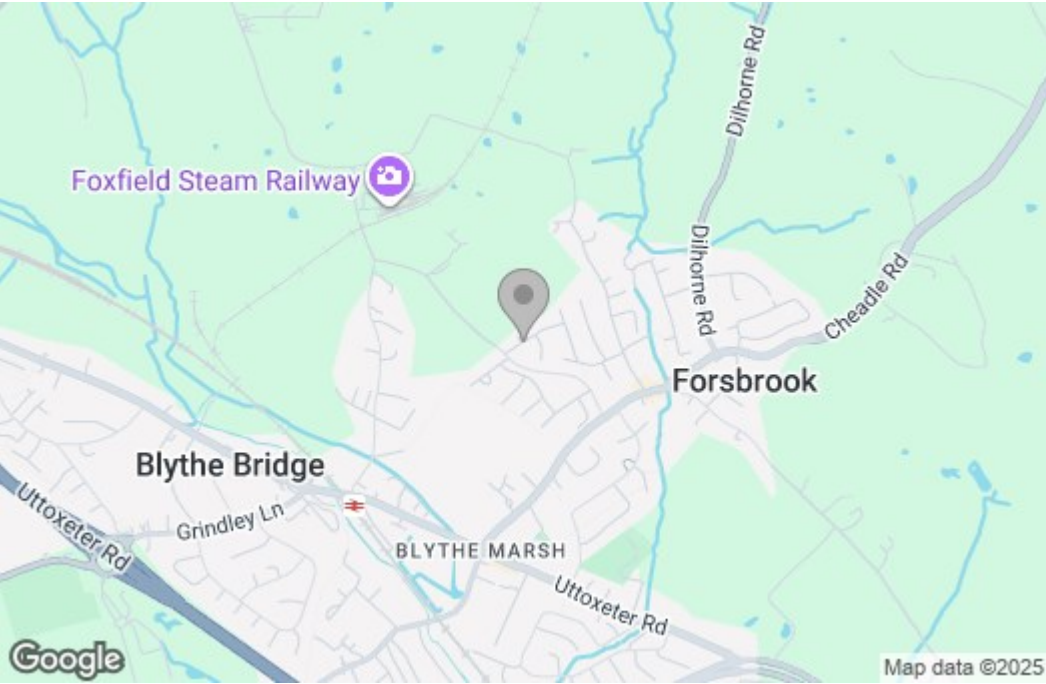
agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Floor Plan

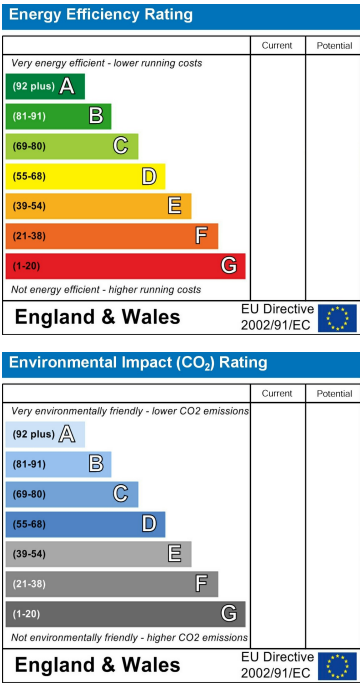


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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