



## 37 Daisy Bank

, Leek, ST13 5HA

Asking price £265,000

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"Home is where our story begins, where we feel safe, loved, and free to be ourselves." - Unknown

Occupying a spacious plot on the edge of the town centre, this well-proportioned three-bedroom semi-detached home offers excellent potential for future development. With planning permission in place for a two-storey side extension, generous outdoor space and versatile living accommodation, the property presents an ideal opportunity for buyers looking to create a larger family home.





Denise White Estate Agents Comments

Situated on the outskirts of the town centre, this three-bedroom semi-detached property occupies a generous plot and offers excellent potential for families or those looking to extend and personalise their home. The property benefits from off-road parking for multiple vehicles and a substantial rear garden, making it ideal for modern family living.

Internally, the accommodation is well proportioned throughout. To the ground floor are two spacious reception rooms, with the front living room featuring a bay window that allows for plenty of natural light. The dining room enjoys direct access to the rear garden via patio doors, creating a seamless connection between indoor and outdoor spaces. The kitchen is positioned adjacent to the dining room and offers scope to be knocked through to create a large open-plan kitchen diner, subject to the necessary consents. A useful understairs storage cupboard completes the ground floor layout.

To the first floor are three bedrooms, comprising two well-proportioned double rooms and a single bedroom, which would be ideally suited for use as a child's room or home office. All bedrooms are served by a well-appointed family bathroom.

The property further benefits from planning permission for a two-storey side extension, providing an excellent opportunity to add a fourth bedroom and create a spacious kitchen, dining and living area to the rear, significantly enhancing the overall accommodation.

Externally, the large rear garden is predominantly laid to lawn and offers an ideal space for children and pets to play. A summer house provides a fantastic additional feature, offering versatile use as a home office, gym or entertaining space.

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 oatacake.

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

Laminate flooring. Wall mounted radiator. Obscured uPVC double glazed window. Access to understairs storage. Stair access leading to first floor accommodation. Ceiling light.

Living Room 12'0" x 10'5" (3.67 x 3.19)

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

Dining Room 13'6" x 10'5" (4.14 x 3.18)

Wooden flooring. Wall mounted radiator. UPVC double glazed double doors leading to outside. Fireplace. Ceiling light.

Kitchen 13'8" x 3'3",324'9" (4.19 x 1.99)

Tiled flooring. Wall mounted radiator. Fitted with a range of wall and base units. Plumbing for washing machine. Stainless steel drainer style sink unit. Gas hob. Integrated oven. UPVC double glazed window to the side aspect. Access to outside. Ceiling light.

First Floor Landing

Fitted carpet. Obscured UPVC double glazed window. Loft access. Ceiling light.

Bedroom One 14'1" x 9'1" (4.30 x 2.79)

Fitted carpet. Wall mounted radiator. UPVC double glazed bay window to the front aspect. Built in wardrobe's Fireplace. Ceiling light.

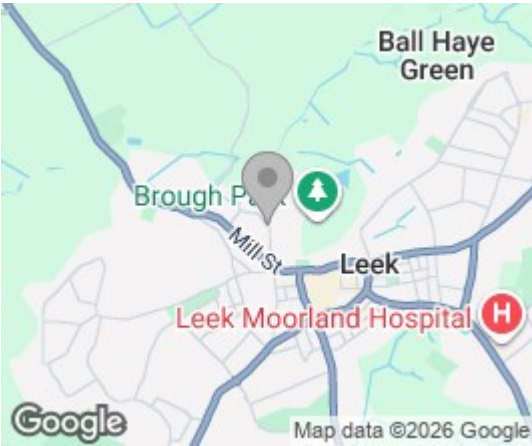
Bedroom Two 9'9" x 9'2" (2.99 x 2.80)

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

Bedroom Three 8'4" x 5'10" (2.55 x 1.80)

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

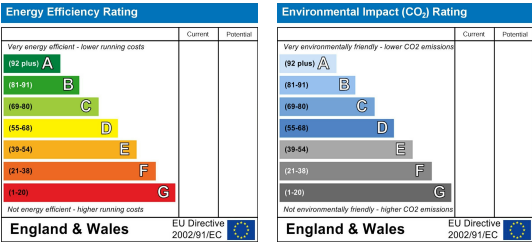
Area Map



Floor Plans



Energy Efficiency Graph



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