



**17 Eversley Avenue, Leek, ST13 5HS**

**Asking price £250,000**

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

"The details are not the details. They make the design." - Charles Eames

Immaculately presented and finished to a high standard throughout, this stylish three-bedroom semi-detached home offers beautifully maintained interiors with a warm, modern feel. Ideally located in a quiet cul-de-sac in the heart of Leek, it is just a short walk from a wide range of local amenities, shops and cafés. The property is perfectly suited to young families, first-time buyers or downsizers seeking a move-in ready home in a convenient and popular market town setting.

### Denise White Estate Agents Comments

Immaculately presented and beautifully styled throughout, this charming three-bedroom semi-detached home is perfectly positioned in the heart of the popular market town of Leek. Just a short stroll from a wide range of local amenities, shops and cafés, the property offers an ideal setting for young families, first-time buyers or those looking to downsize, while enjoying a peaceful cul-de-sac location.

The home boasts an attractive frontage with a striking large bay window and a neat forecourt, creating immediate kerb appeal. Internally, a beautiful entrance hall welcomes you in, finished in warm, neutral tones and complemented by tasteful interiors that set the tone for the rest of the property.

From here, the accommodation flows seamlessly into a spacious open-plan living, dining and kitchen area, creating a cohesive and sociable layout ideal for modern living. To the front of the property, the cosy living area is centred around a charming feature fireplace and enjoys a large bay window that fills the room with natural light. This leads effortlessly into the dining area, which features a further bay window to the rear overlooking the garden, along with an attractive fire surround that enhances the room's character.

The dining space opens into a stylish kitchen fitted with classic shaker-style cabinets in neutral tones, offering both elegance and practicality. From the kitchen, there is access to a useful utility room located at the rear of the property. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, the property offers two generously sized double bedrooms, both benefitting from large bay windows that allow for an abundance of natural light. The third bedroom is a cosy single room, perfect as a child's bedroom, nursery or home office. All bedrooms are served by a well-appointed family bathroom.

Externally, a shared driveway runs alongside the

property and leads to a carport at the rear, providing sheltered off-road parking. The rear garden is initially paved, creating a pleasant seating area, and extends onto a lawned section beyond, offering an ideal space for relaxing, entertaining or family enjoyment.

### Location



The market town of 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.

### Entrance Hall

14'0" x 6'9" max (4.28 x 2.08 max)



Tiled flooring. Wall mounted radiator. Stairs to the first floor accommodation. Composite door to the front aspect. Ceiling light.

### Open plan living kitchen



### Lounge Area

13'1" x 10'5" (4.00 x 3.18)



Wood effect flooring. uPVC double glazed bay window to the front aspect. Fireplace with wooden surround and space for electric fire. Ceiling light.

### Dining Area

14'0" x 10'4" (4.29 x 3.17)



Continued wood effect flooring. Wall mounted radiator. uPVC double glazed bay window to the rear aspect. Wooden fire surround. Ceiling light.

## Kitchen Area

7'10" x 6'8" (2.40 x 2.05)



Continued wood effect flooring. Fitted with a range of wall and base units with wood effect work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap above. Integrated hob with extractor over, single electric oven and dishwasher. Partially tiled walls. Obscured uPVC window to the side aspect. Ceiling light. Door leading into ;-

## Utility Room

6'8" x 6'4" (2.04 x 1.94)



Tiled flooring. uPVC door to the side aspect. Wall mounted radiator. uPVC double glazed window to the side aspect. Wall mounted combination boiler. Work surfaces with under counter space for washing machine. Space for fridge freezer. Inset spotlights. Loft access.

## WC

2'7" x 2'6" (0.81 x 0.77)



Continued tiled flooring. Low level WC. Obscured uPVC double glazed window to the side aspect. Ceiling light.

## First Floor Landing



Fitted carpet. uPVC double glazed window to the side aspect. Ceiling light. Loft access.

### Bedroom One

14'0" into bay x 10'4" max (4.27 into bay x 3.17 max)



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

### Bedroom Two

12'10" into bay x 10'5" max (3.93 into bay x 3.18 max)



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

### Bedroom Three

7'0" x 6'9" (2.15 x 2.08)



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

### Bathroom

8'1" x 6'8" (2.48 x 2.05)



Fitted with a suite comprising of a P shaped panel bath with electric shower over, vanity wash hand basin unit and low-level WC. Carpet. Radiator. Fully tiled walls. Obscured UPVC window to the side aspect. Ceiling light.

## Outside



To the side of the property is a shared driveway which leads to a car port at the rear of the home. The rear garden is laid with a stone paved patio which leads to a lawned area beyond.

### 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!



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

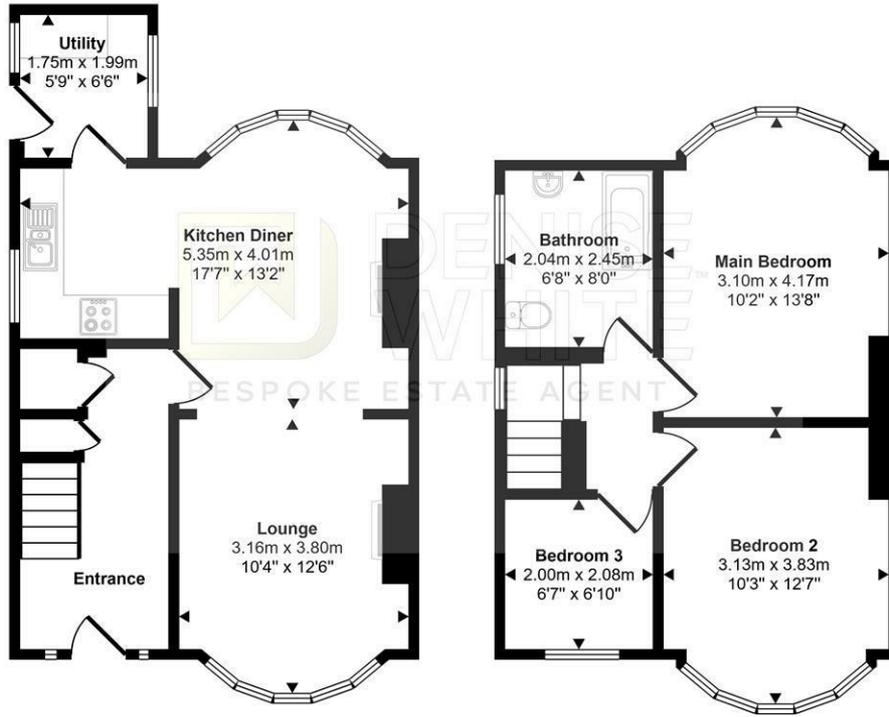
agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

## Anti-Money Laundering & 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  
80 sq m / 857 sq ft

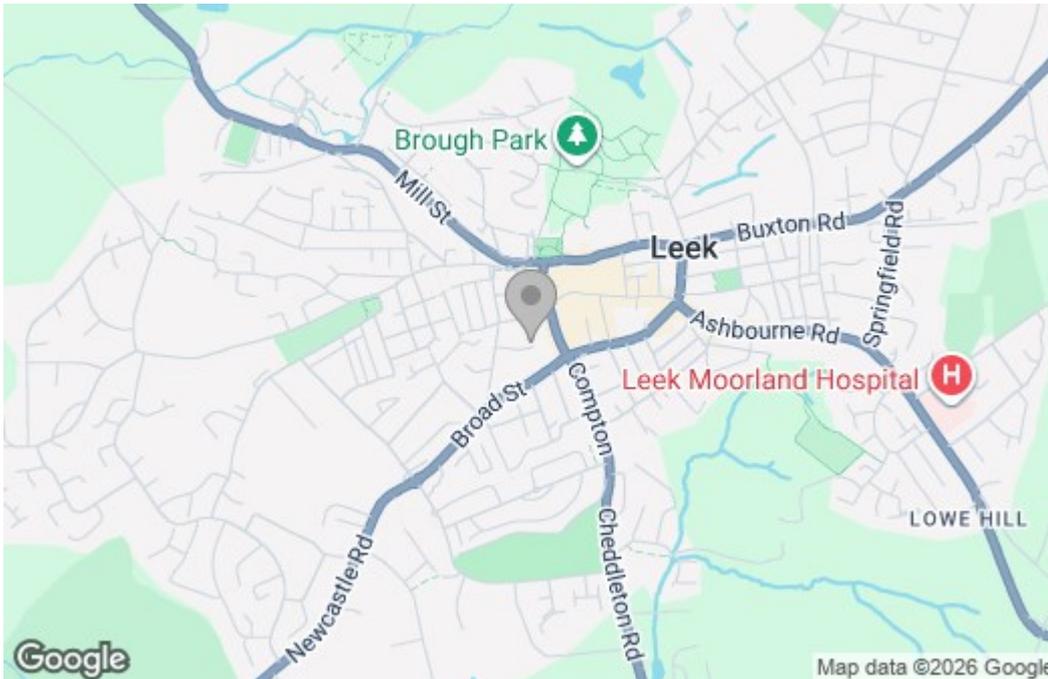


Ground Floor  
Approx 42 sq m / 448 sq ft

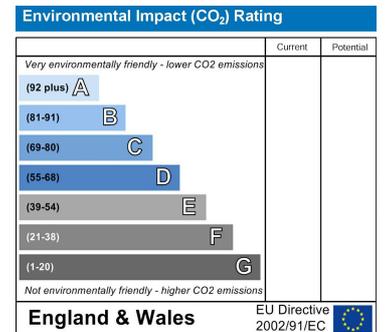
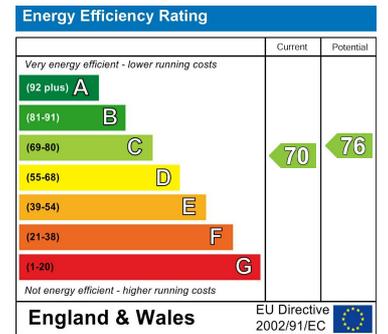
First Floor  
Approx 38 sq m / 409 sq ft

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.