



## 51 Macclesfield Road, Leek, ST13 8LD

Asking price **£220,000**

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

"Family is the heart of a home."

A well-proportioned three-bedroom semi-detached home situated on Macclesfield Road in Leek. Offering two spacious reception rooms, including a cosy lounge with a feature multi-fuel burner, and a generous kitchen. Upstairs boasts three double bedrooms, a shower room, and a useful laundry space. Ideal for families seeking practical living with character features throughout.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

## Denise White Agent Comments

Situated on the sought-after Macclesfield Road in Leek, this three-bedroom semi-detached home offers spacious and versatile accommodation, presenting an excellent opportunity for buyers looking to put their own stamp on a long term family home.

Upon entering, you are welcomed via a porch ideal for storage and leading into a generous entrance hallway, featuring Minton tiled flooring and providing access to a convenient downstairs WC. The ground floor offers two well-proportioned reception rooms, including a dining room to the front aspect and a lounge to the rear. The lounge centres around a characterful brick fireplace creating a cosy focal point with a large window overlooking the rear garden. The kitchen is also of a good size, offering plenty of space to cook and dine as well as direct access to the rear garden and driveway.

To the first floor, the landing provides access to three double bedrooms. The largest bedroom is situated to the rear and is particularly spacious, while bedroom two enjoys a front aspect and offers further generous proportions. Bedroom three is a versatile room, suitable as a smaller double, single bedroom, or home office. There is also a useful laundry room and a shower room completing the first-floor accommodation.

Externally the property is forecourted to the front aspect with a private driveway to the rear providing off road parking and leading to a detached garage. The enclosed garden is partially paved with a separate lawn area ideal for children to play freely. The property is within walking distance to a range of local amenities including shops, pubs, football grounds. Less than ten minutes from the doorstep is a range of lovely countryside walks including Rudyard track making it an ideal purchase for those looking to create a long term family home in a popular location.

## 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 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 Porch

Tiled flooring. Windows to the front and side aspect. Door leading into: –

## Entrance Hallway



Minton tiled flooring. Radiator. Stair access leading to first floor accommodation. Ceiling light. Doors leading into: –

## Dining Room

11'10" x 11'5" (3.61 x 3.49 )



Carpet. Radiator. Gas fire. uPVC double glazed window to the front aspect. Coving. Ceiling rose. Ceiling light.

## Lounge

15'9" x 13'2" (4.82 x 4.02)



Carpet. Radiator. Open Brick fireplace. uPVC double glazed window to the rear aspect. Picture rail. Coving. Ceiling rose. Ceiling light.

## Kitchen

13'6" x 10'5" (4.13 x 3.18)



Fitted with a range of wall and base units with work surfaces over, incorporating a Belfast sink unit. Space for fridge freezer, space for cooker, access to boiler. Plumbing for washing machine. Space for dryer. Box bay window to the side aspect. Access to outside. Ceiling light.

## WC



Tiled flooring. Low-level WC with vanity wash hand basin over. Obscured window to the side aspect. Inset Spotlights.

## First Floor Landing



Carpet. Radiator. Window to the front and side aspect. Ceiling light. Doors leading into: -

## Bedroom One

15'11" x 12'11" (4.86 x 3.96)



Carpet. Radiator. Window to the rear aspect. Ceiling light.

## Bedroom Two

13'0" x 11'5" (3.97 x 3.49)



Carpet. Radiator. Window to the front aspect. Ceiling light.

### Bedroom Three

10'7" x 9'9" (3.25 x 2.99 )



Carpet. Radiator. Window to the side aspect. Ceiling light.

### Shower Room

7'4" x 5'4" (2.26 x 1.63)



Suite is comprised of, low-level WC, vanity wash hand basin, shower cubicle with rain style shower attachment. Tiled flooring. Heated towel rail. Obscured window to the side aspect. Inset Spotlights.

### Laundry Room

Tiled flooring. Obscured window to the front aspect. Ceiling light.

### Outside



Externally the property boasts off road parking to the rear with a detached single garage offering more secure parking or excellent storage facilities with power and lighting. Gated access leads into the rear garden which is partially lawned and partially paved ideal for sitting out and enjoying the warmer months. At the front, the property boasts a small forecourt setting the home back from the pavement.

### Agent 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 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 Will 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.

### Need 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.

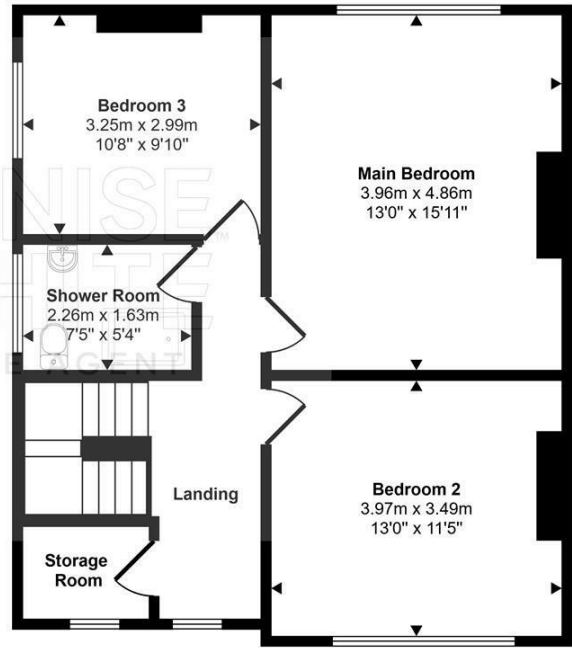
The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **Buyer 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.

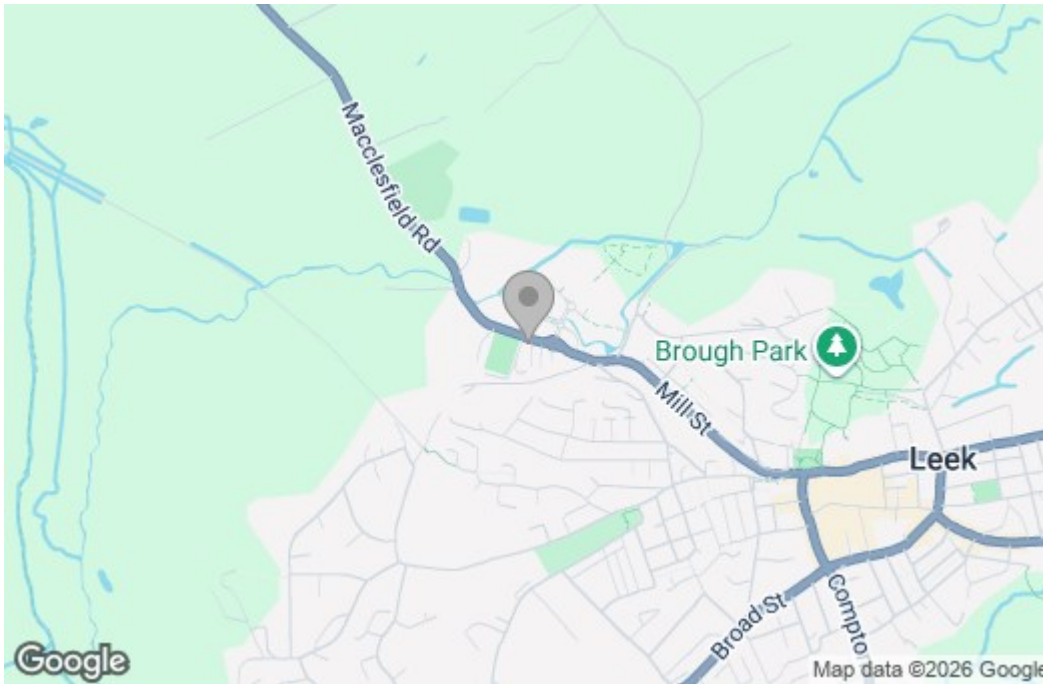
# Floor Plan

Approx Gross Internal Area  
122 sq m / 1308 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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