

8 Swallow Croft, Leek, ST13 8JB

Offers in the region of £210,000

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"In the story of our house, every memory writes a line." - Unknown

This well-presented three-bedroom split-level townhouse offers spacious and versatile living, complete with off-road parking, a detached garage, and a tiered rear garden backing onto attractive woodland. Set within a popular residential area of town, the property combines a practical layout with a peaceful setting, ideal for modern lifestyles. Perfectly suited to couples, young families, or downsizers, the home provides comfortable accommodation both inside and out.

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

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Denise White Estate Agents Comments

This well-presented three-bedroom split-level townhouse offers spacious and versatile accommodation, ideal for modern living.

To the front of the property, there is off-road parking alongside a detached garage, with steps leading up to the entrance. Above the garage, a charming turfed seating area provides a pleasant spot to relax and enjoy an elevated outlook.

Internally, the home opens into a useful entrance porch, leading through to a beautifully presented dining room—perfect for both everyday living and entertaining. From here, there is access to a well-maintained, neutral kitchen offering ample storage and workspace. A further set of stairs leads to an impressive and generously sized living room, filled with natural light thanks to doors opening directly onto the rear garden.

The property offers three well-proportioned bedrooms, comprising two doubles and a single. The principal bedroom is positioned to the rear, enjoying a peaceful outlook over the garden and woodland beyond. A clean and neutral family bathroom serves the bedrooms.

Externally, the rear garden is arranged over tiers, beginning with a patio area accessed from the living room—ideal for outdoor dining. Steps rise to a spacious slate chippings section, with a further raised lawn area at the top.

Overall, this attractive home is perfectly suited to couples, young families, or downsizers, offering a blend of comfort and practicality.

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 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.

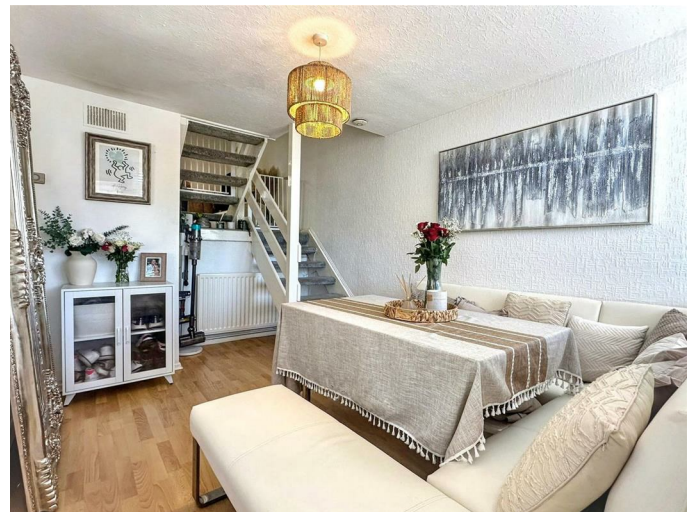
Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Entrance Porch

Laminate flooring. uPVC door to the front aspect. uPVC double glazed window to the front aspect. Storage cupboard. Ceiling light.

Dining Room

13'1" x 9'2" (4.00 x 2.81)



Laminate flooring. Radiator. UPVC window to the

front aspect. Stairs leading up to lounge. Ceiling light. Doors leading into: –

Kitchen

13'3" x 6'9" (4.04 x 2.07)



Fitted with a range of wall and base units with work surfaces over incorporating a double drainer sink unit. Space for cooker, space for fridge freezer, plumbing for washing machine. Vinyl flooring. Radiator. UPVC window to the front aspect. Ceiling light.

Living Room

16'6" x 11'6" (5.03 x 3.51)



Laminate flooring. Radiator. UPVC sliding doors leading to outside. Stairs leading up to first floor accommodation. Ceiling lights.

First Floor Landing

Carpet. Stairs leading up to second floor landing. Ceiling light. Doors leading into:–

Bedroom Two

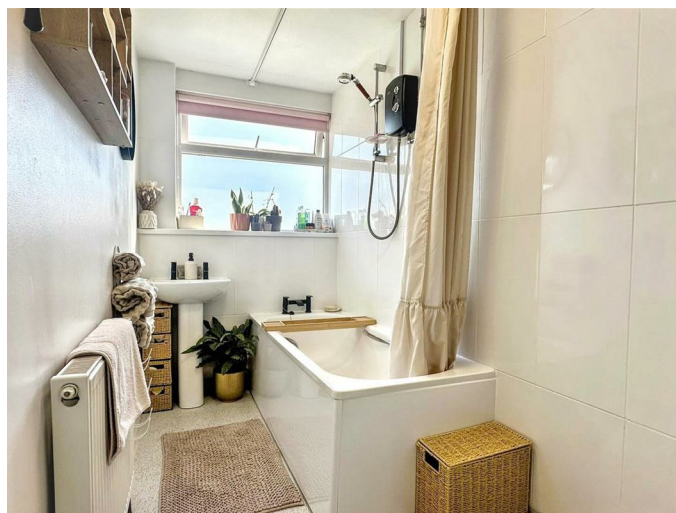
11'6" x 8'4" (3.52 x 2.56)



Laminate flooring. Radiator. uPVC window to the front aspect. Ceiling light.

Bathroom

10'11" x 4'7" (3.33 x 1.41)



Suite is comprised of, low level WC, bath, pedestal wash hand basin, and electric shower. Radiator. Obscured uPVC window. Ceiling light.

Second Floor Landing

Carpet. Ceiling light. Loft access. uPVC window to the rear aspect.

Bedroom One

12'5" x 8'9" (3.79 x 2.67)



Laminate flooring. Radiator. Built in wardrobes. uPVC window to the rear aspect. Ceiling light.

Bedroom Three

8'5" x 7'0" (2.58 x 2.15)



Laminate flooring. Radiator. Built-in wardrobe. uPVC window to the rear aspect. Ceiling light.

Outside



To the front of the home is off road parking which leads to a detached single garage. Steps lead to the front of the home where there is also a small seating area. To the rear of the home is a tiered garden which is initially paved with steps to two further levels - a slate chippings area and a raised lawn beyond which backs onto Westwood Golf Course.

Agents 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 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

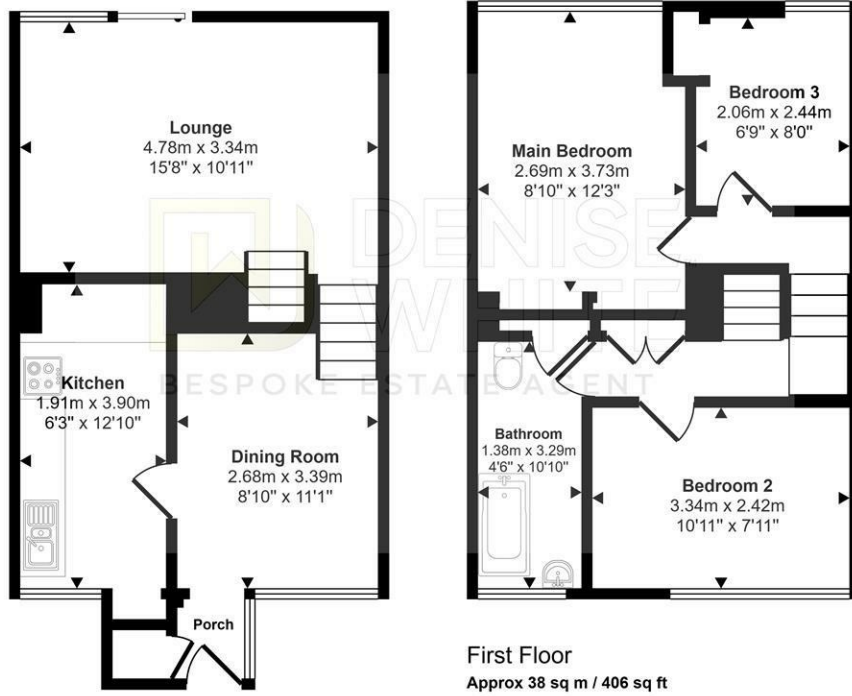
agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

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
77 sq m / 824 sq ft



Ground Floor
Approx 39 sq m / 418 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.