



12 Pitcher Lane, Leek, ST13 5DB

Guide price £225,000

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** GUIDE PRICE £225,000 to £250,000 **

"A new home is a blank canvas for memories to be painted upon."

A three-bedroom semi-detached dormer style house situated in a popular residential location on Pitcher Lane within the market town of Leek, offering excellent potential for modernisation throughout. Benefiting from off-road parking, a garage and enclosed rear garden, the property provides well-proportioned accommodation ideal for purchasers looking to create a home to their own taste.

Denise White Agent Comments

A well-positioned three-bedroom semi-detached dormer style house offering plenty of potential for improvement and modernisation, situated on the popular Pitcher Lane in Leek. The property would suit purchasers looking for a home they can update to their own taste and specification.

The accommodation briefly comprises an entrance porch leading into the entrance hallway, with access to a ground floor shower room and a spacious lounge. The kitchen is accessed from the lounge and enjoys views over the rear garden.

To the first floor, the landing provides access to a separate WC along with three bedrooms. Bedroom one is a generous double room overlooking the front aspect, whilst bedroom two is also well-proportioned and overlooks the rear garden. Bedroom three would be ideal as a single bedroom, nursery or home office.

Externally, the property benefits from a driveway providing off-road parking to the front aspect. To the rear, the garden is mainly laid to lawn with a small patio seating area and access to the detached garage.

Offered with scope for further enhancement throughout, this property presents an excellent opportunity for buyers seeking a project in a well-established residential location.

Location

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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

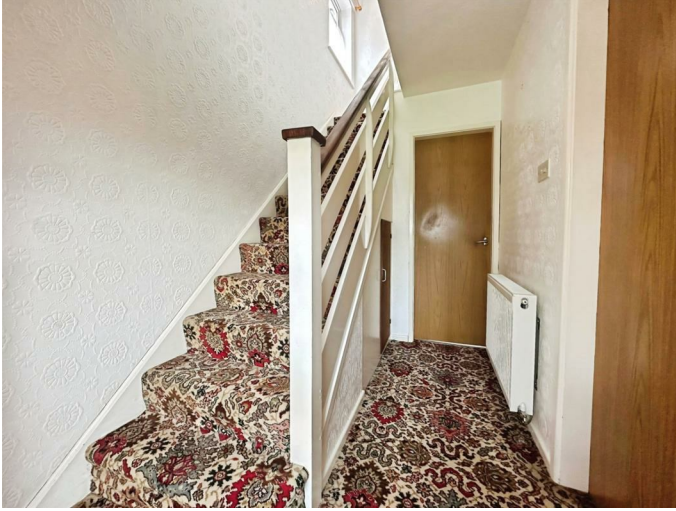
The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Entrance Porch

6'2" x 4'3" (1.88 x 1.31)

uPVC door to the front aspect. Carpet. uPVC windows to the front aspect. Ceiling light. Door leading into: –

Entrance Hall



Carpet. Radiator. Stair access leading to first floor accommodation. Ceiling light. Doors leading into: –

Shower Room

6'5" x 5'10" (1.97 x 1.78)



Fitted with a suite comprising of walk-in shower, low-level WC and pedestal wash hand basin. Vinyl flooring. Radiator. Obscured uPVC window. Ceiling light.

Lounge

15'8" x 11'10" (4.78 x 3.62)



Carpet. Radiator. Gas fire. uPVC window to the front aspect. Ceiling lights.

Kitchen

15'5" x 8'11" (4.70 x 2.73)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Radiator. Ceiling light. uPVC window to the rear aspect. Doors leading into:-

Rear Porch

3'6" x 1'5" (1.08 x 0.44)

Quarry tiled flooring. Ceiling lights. uPVC Door to the side aspect.

Boiler cupboard

4'5" x 2'5" (1.37 x 0.74)

Tile flooring. Wall mounted gas combination boiler. Ceiling light.

First Floor Landing

Carpet. uPVC window to the side aspect. Ceiling light. Loft access. Doors leading into: –

Bedroom One

14'7" x 11'4" (4.45 x 3.47)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Two

13'4" x 9'1" (4.07 x 2.79)



Carpet. Radiator. Storage cupboard. uPVC window to the rear aspect. Ceiling light.

Bedroom Three

8'9" x 6'9" extending to 10'4" (2.67 x 2.08 extending to 3.15)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

WC

3'2" x 4'11" (0.97 x 1.50)



Carpet. Low-level WC. Floating wash hand basin. Obscured uPVC window. Ceiling light.

Outside

Externally, the property benefits from a driveway providing off-road parking to the front aspect. To the rear, the garden is mainly laid to lawn with a small patio seating area and access to the detached garage.

Garage

16'3" x 8'11" (4.96 x 2.72)

Up and over door to the front aspect. Obscured uPVC window to the rear aspect. Power and light.

Agent 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.

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!

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.

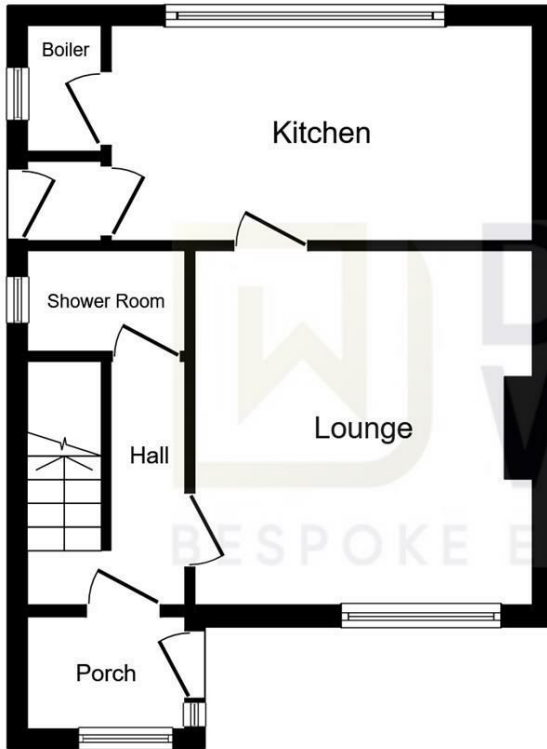
Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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



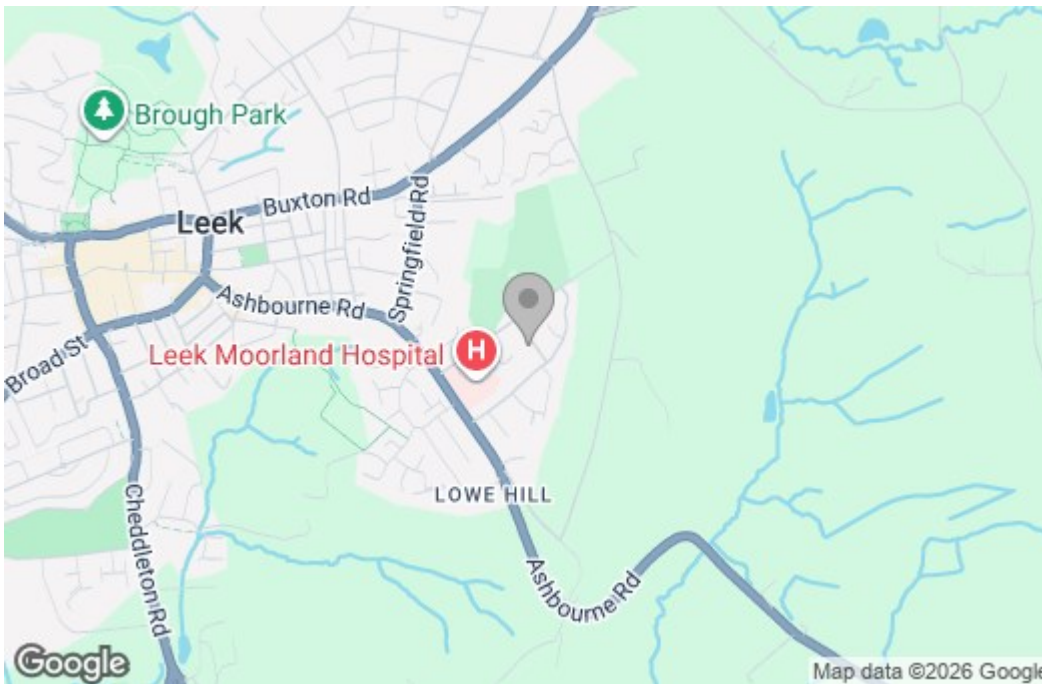
Ground Floor



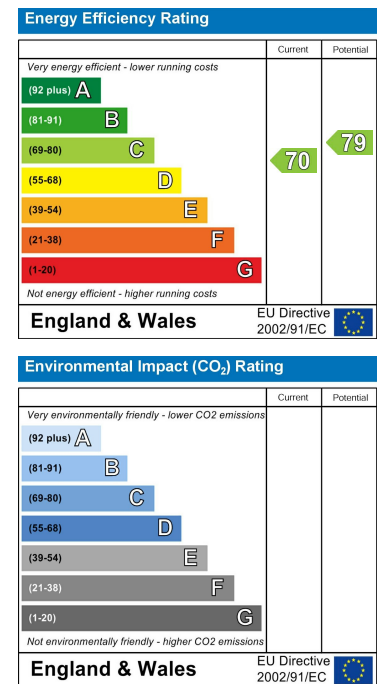
First Floor

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.