



78. Westwood Road, Staffordshire, ST13 8DH

Guide price £325,000

OUR PHONELINES ARE OPEN 9AM - 9PM 7 DAYS A WEEK!

GUIDE PRICE £325,000 - £350,000

"A house with character tells its story long before a word is spoken." - Unknown

Combining elegant period features, thoughtfully curated interiors, and an enviable location overlooking Westwood Park, this outstanding townhouse offers a rare opportunity to acquire a beautifully balanced home where historic charm and contemporary living exist in perfect harmony.

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

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Denise White Estate Agent Comments

Occupying a prime position on the highly sought-after Westwood Road, directly fronting the beautiful Westwood Park, this impressive period townhouse is a superb example of how classic character can be seamlessly combined with stylish contemporary living. Beautifully presented throughout, the property offers an exceptional blend of original features, elegant interiors, and thoughtfully designed modern spaces, creating a truly special family home.

The property is set back from the road behind a substantial gated forecourt garden, predominantly laid to lawn with a paved pathway leading to the front entrance. Enclosed by mature hedgerows and established borders, the frontage provides both privacy and an attractive approach befitting the stature of the home.

Stepping inside, a stunning entrance hall immediately showcases the quality and character found throughout the property. Tiled flooring, decorative panelling, and intricate cornicing combine to create a welcoming and elegant first impression.

The dining room is a particularly charming space, featuring beautiful parquet flooring and offering ample room for both formal dining and everyday family life. Double doors lead through to the well-proportioned living room, where a large bay window with a bespoke window seat frames the attractive outlook. A log-burning stove provides a cosy focal point, perfectly complementing the room's period character.

To the rear of the property lies the true heart of the home; a spectacular breakfast kitchen designed for modern living and entertaining. Fitted with a striking range of bold shaker-style cabinetry, quartz work surfaces, a Belfast sink, integrated breakfast bar, and quality fittings throughout, the space successfully balances timeless design with contemporary functionality. A large skylight and bi-fold doors flood the room with natural light.

The dining room also provides access to a useful

cellar, offering excellent additional storage.

To the first floor, a spacious landing serves three bedrooms comprising two generous doubles and a versatile single room. The principal bedroom enjoys a wonderful position to the front of the property and benefits from wooden flooring, a feature cast iron fireplace, and dual windows allowing for an abundance of natural light. The single bedroom is positioned to the rear and would make an ideal child's bedroom, home office, dressing room, or nursery. These rooms are served by a stylish shower room fitted with a traditional suite that perfectly complements the age and character of the property.

The second floor provides two further bedrooms tucked within the eaves. The larger bedroom is positioned to the front and enjoys delightful views across Westwood Park through an attractive dormer window, while the additional single bedroom offers further flexibility for a growing family, guest accommodation, or home working.

Externally, the property benefits from a low-maintenance paved rear yard, providing a pleasant outdoor space.

Location



Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

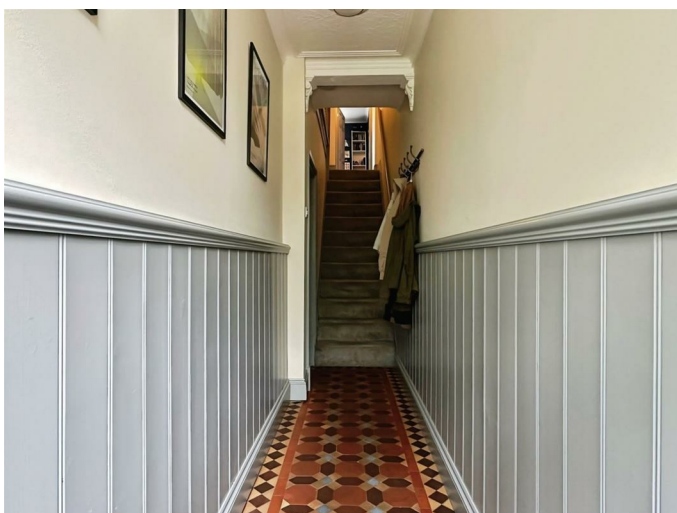
The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

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 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 Hallway



Composite door to the front aspect. Original tiled flooring. Stairs leading to first floor accommodation. Ceiling light. Door leading into: –

Dining Room

12'0" x 12'10" (3.67 x 3.93)



Original parquet flooring. Stone fireplace with log Burner. Double doors leading into lounge. uPVC window to the rear aspect. Picture railing. Ceiling light. Doors leading into :-

Lounge

14'11" x 11'7" (4.56 x 3.54)



Carpet. Stone fireplace with log burner. uPVC bay window to the front aspect. Picture railing. Ceiling light.

Kitchen

22'10" x 8'8" (6.98 x 2.65)



Fitted with range of wall and base units with quartz work surfaces over incorporating a double Belfast sink unit with mixer tap, integrated dishwasher, space for cooker, space for fridge freezer. Porcelain flooring. uPVC window to the side aspect. Bifold doors leading to outside. Skylight. Wall lights. Ceiling lights. Access to cellar.

Cellar

11'10" x 11'5" (3.63 x 3.48)

First Floor Landing

Carpet. Ceiling lights. Loft access. Stairs leading up to second floor. Doors leading into: –

Bedroom One

15'6" x 11'7" (4.74 x 3.54)



Exposed wooden flooring. Feature fireplace. Fitted wardrobes. uPVC Windows to the front aspect. Picture railing. Ceiling light.

Bedroom Three

12'10" x 9'7" (3.93 x 2.94)



Carpet. Built-in wardrobes. Feature fireplace. uPVC window to the rear aspects. Picture railing. Ceiling light.

Bedroom Five

8'9" x 5'8" (2.67 x 1.75)



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

Bathroom

7'6" x 5'5" (2.30 x 1.66)



Fitted with a suite comprising of shower cubicle with rainfall shower head, pedestal wash hand basin, WC. Flooring. Radiator. Obscured uPVC window to the side aspect. Ceiling light.

Second Floor Landing

Carpet. Airing cupboard housing system boiler. Ceiling light.

Bedroom Two

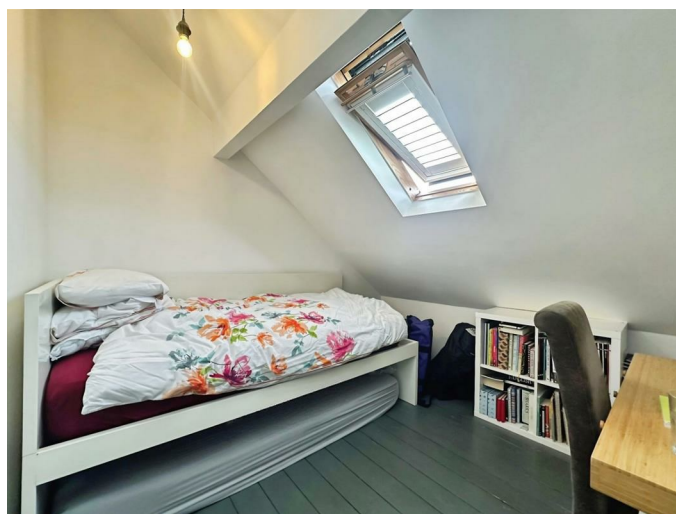
14'3" x 13'2" (4.36 x 4.02)



Carpet. Storage into Eaves. uPVC dormer window to the front aspect. Ceiling light.

Bedroom Four

9'1" x 8'10" (2.79 x 2.70)



Wooden flooring. Radiator. Skylight window. Ceiling light.

Outside



Externally the property features a lawn enclosed by mature hedgerow with paved pathway leading to the front of the property.

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.

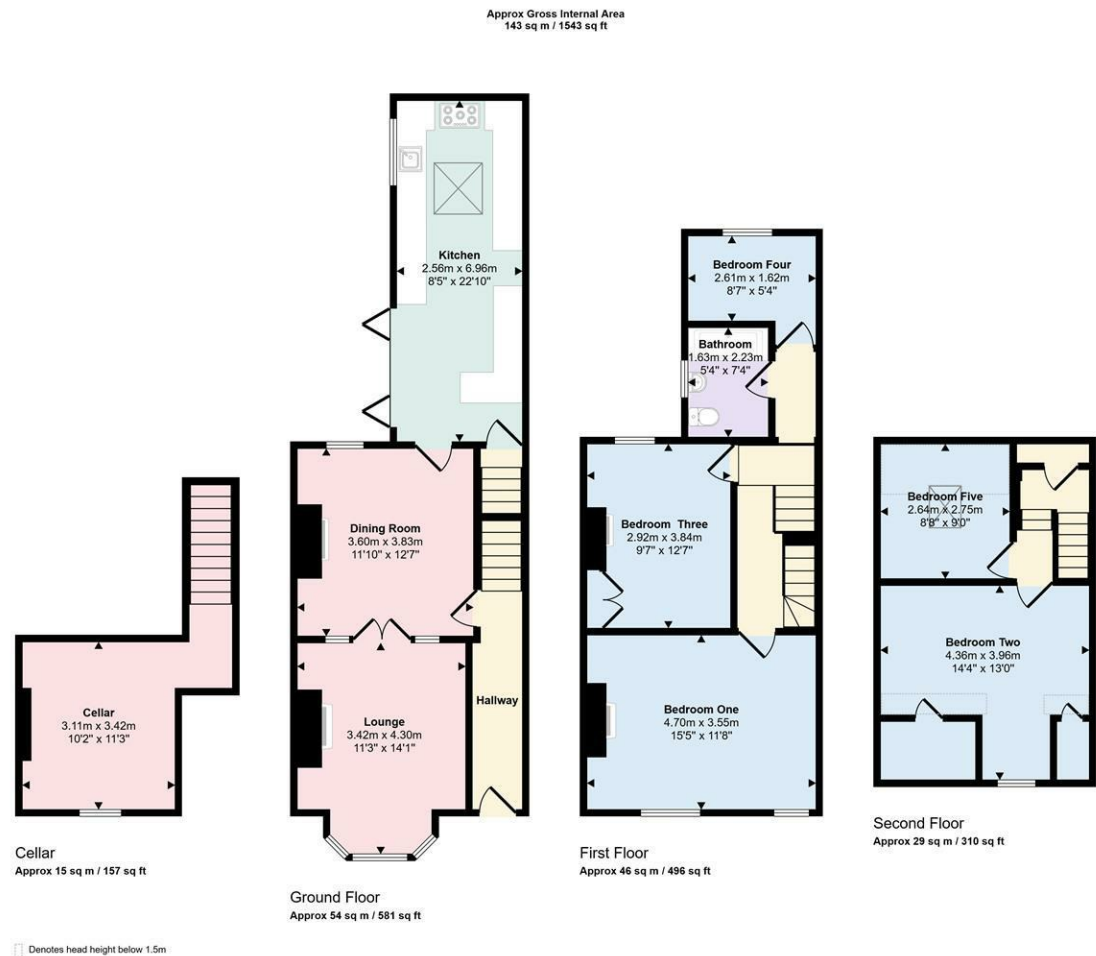
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

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!

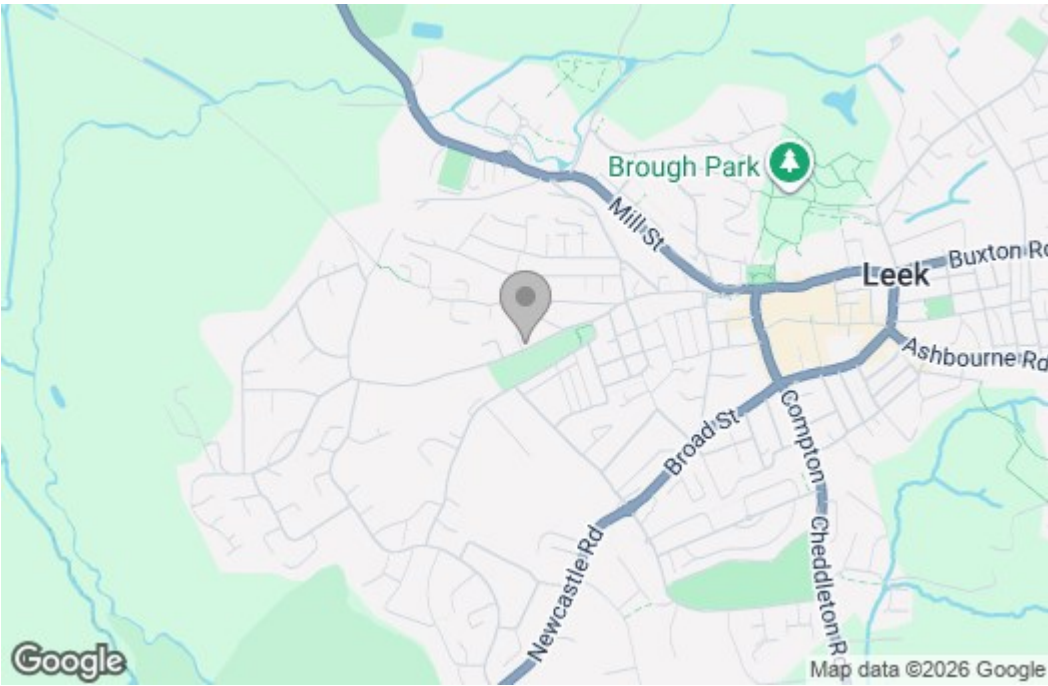
Buyer ID Checks

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.

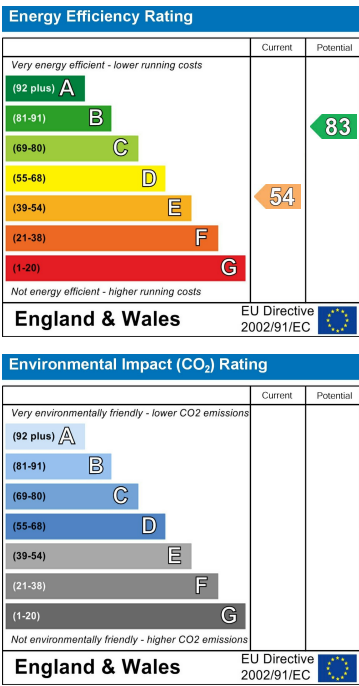
Floor Plan



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