



12 Priory Avenue, Leek, ST13 6QJ

Offers in the region of £175,000

OUR PHONE LINES ARE OPEN 9AM TO 9PM 7 DAYS A WEEK!

"A place to grow, personalise and create memories that last a lifetime."

Situated on the popular Priory Avenue in Leek, this three-bedroom semi-detached home offers well-proportioned accommodation, a private rear garden and excellent potential throughout. Requiring a degree of modernisation, it presents a fantastic opportunity for first-time buyers or small families looking to create a home tailored to their own style and taste.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Agent Comments



Tucked away on the popular Priory Avenue in Leek, this three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, young families or those looking for a property they can modernise and make their own. Offering well-proportioned accommodation throughout, a private rear garden and plenty of scope to add value, this is a home full of potential.

The accommodation begins with an entrance hallway, providing access to the first floor and leading into a welcoming lounge. Enjoying a bay window to the front aspect, the lounge is a comfortable and well-sized reception room with a warm, cosy feel. To the rear, the open-plan kitchen/diner offers ample storage, including useful understairs storage, alongside a generous dining space with double doors opening directly onto the rear garden, creating an ideal setting for everyday family living.

Upstairs, the property offers three well-proportioned bedrooms, with the principal and second bedrooms both comfortable doubles. The principal bedroom further benefits from fitted wardrobes, while the third bedroom provides a versatile space, equally suited as a generous single bedroom, home office or nursery. A family bathroom completes the first-floor accommodation.

Whilst the property would benefit from a

programme of modernisation, it provides a fantastic blank canvas for buyers to update to their own style and specification.

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.

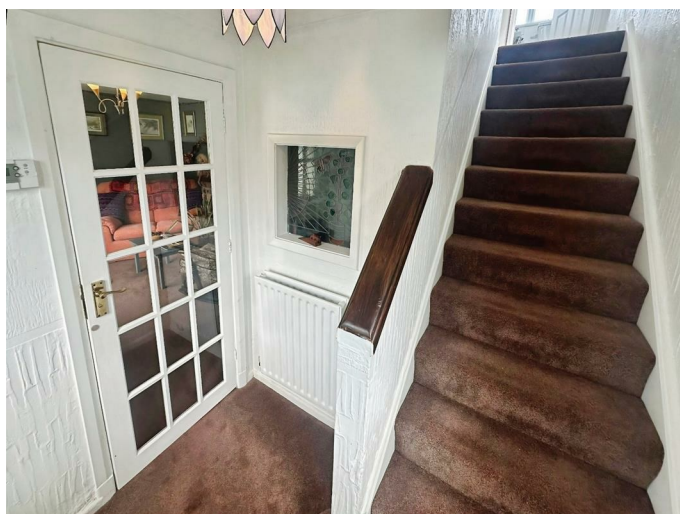
Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

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 Hall

6'11" x 5'5" (2.13 x 1.66)



Composite door to the front aspect. Carpet. Radiator. Obscured uPVC window to the side aspect. Stairs leading up to first floor accommodation. Ceiling light. Door leading into:-

Lounge

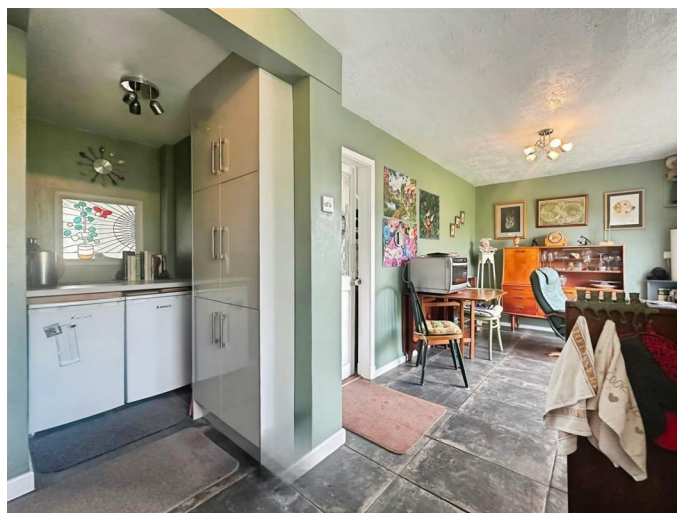
13'3" x 15'5" max into bay (4.04 x 4.72 max into bay)



Carpet. Radiator. uPVC bay window to the front aspect. Fireplace with tiled half and brick surround. Ceiling light.

Dining Kitchen

20'7" x 8'3" extending to 14'9" max (6.28 x 2.53 extending to 4.52 max)



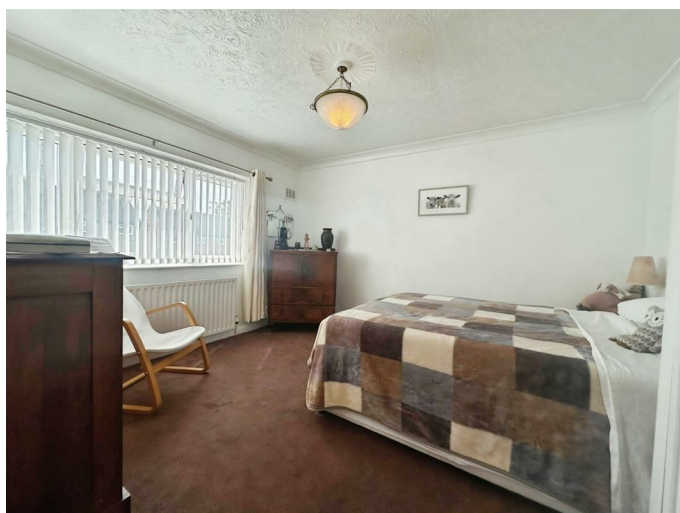
Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and unit, plumbing for washing machine, space for cooker with extractor fan over, space for undercounter fridge and freezer. Tiled flooring. Storage cupboard. Radiator. uPVC double doors leading to garden. uPVC window to the rear aspect. Wooden door to the side aspect. Ceiling lights.

First Floor Landing

Carpet. Obscured uPVC window to the side aspect. Ceiling light. Loft hatch. Doors leading into:-

Bedroom One

12'0" x 10'5" (3.68 x 3.20)



Carpet. Radiator. Built-in wardrobes. uPVC window to the front aspect. Ceiling light.

Bedroom Two

12'6" x 8'3" (3.82 x 2.53)



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

Bedroom Three

9'11" x 6'11" (3.04 x 2.13)



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

Bathroom

7'4" x 5'0" (2.26 x 1.54)



Fitted with a suite comprising of bath with shower attachment, vanity wash hand basin, low-level WC. Vinyl flooring. Heated towel rail. Obscured uPVC window to the rear aspect. Ceiling light.

Outside



To the rear, the garden enjoys a good degree of privacy, featuring a paved patio seating area leading onto a lawn, with mature hedging and planting creating a pleasant enclosed setting. A useful garden shed provides additional outdoor storage. To the front, the property boasts an attractive frontage, enhancing its kerb appeal.

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.

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.

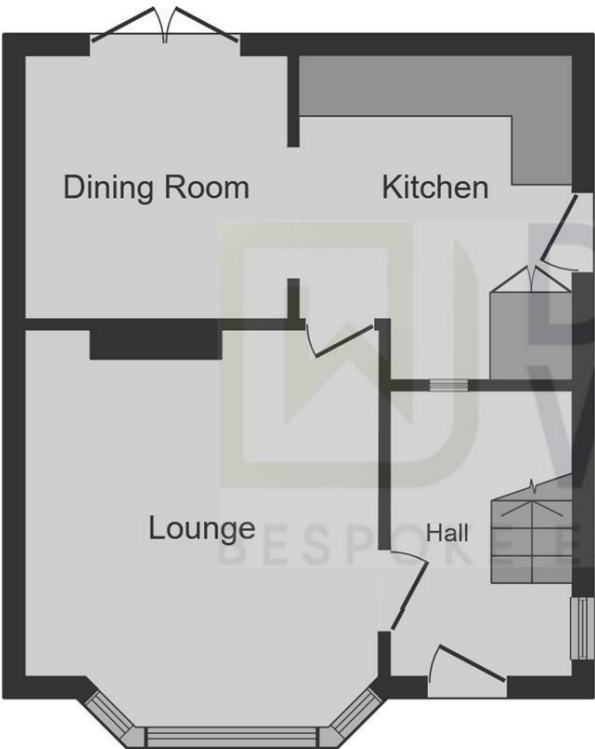
Do You Require A Mortgage?

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

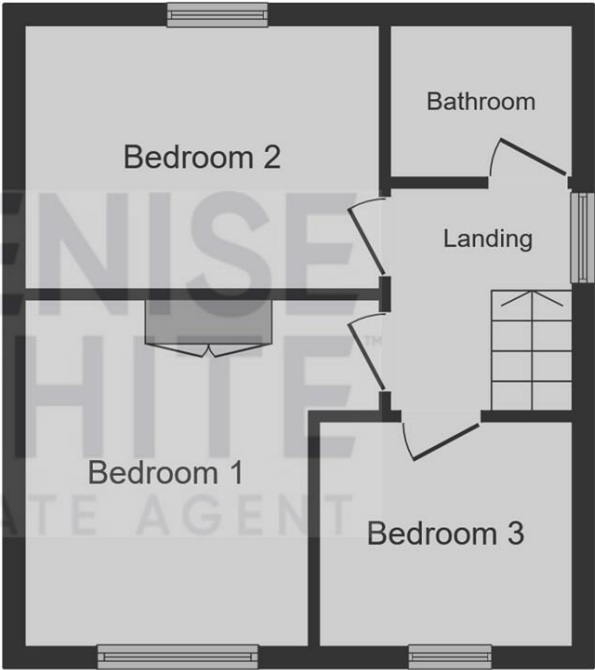
Buyer ID Checks

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



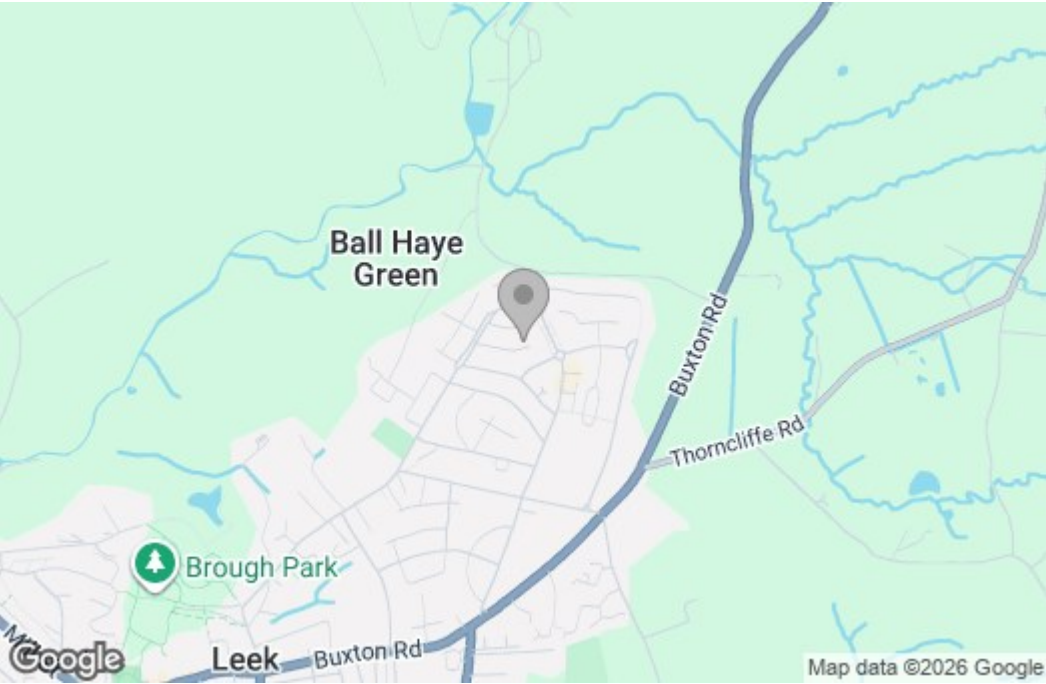
Ground Floor



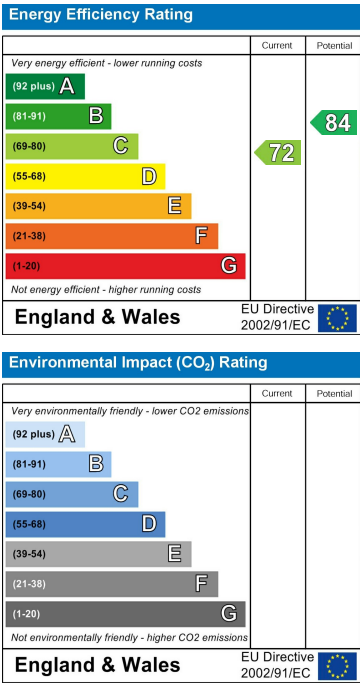
First Floor

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