



14 Moorland Road, Leek, ST13 5BW

Offers in the region of £240,000

'The best homes are made, not bought.' - Unknown

A well-proportioned two-bedroom detached bungalow in a sought-after Moorland Road location. Offering spacious accommodation, off-road parking, garage and a low-maintenance rear garden.

Ideally positioned close to Leek town centre, local amenities, schools and transport links. Requiring some modernisation, the property offers excellent scope to create a home to your own taste.

Denise White Estate Agent Comments

Located on the sought-after Moorland Road in Leek, this well-proportioned two-bedroom semi detached bungalow presents an excellent opportunity for those looking to downsize or create a home tailored to their own tastes. Ideally positioned within easy reach of Leek town centre, local amenities, schools, and excellent transport links, Moorland Road remains a popular and well-established residential address within the town.

The accommodation begins with an entrance porch leading through to a welcoming hallway. To the front of the property is a generously proportioned lounge, providing a bright and versatile living space with a pleasant outlook. The fitted kitchen offers ample storage and workspace, while to the rear are two well-sized double bedrooms overlooking the garden. Completing the internal accommodation is a family bathroom.

Externally, the property benefits from a low-maintenance rear garden, off-road parking, and a single garage, offering useful storage or additional parking. Whilst the bungalow would benefit from a programme of modernisation, it has been well cared for and provides excellent potential for purchasers looking to personalise a home in one of Leek's most desirable residential locations.

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.

Entrance Porch

uPVC door to the front aspect. Carpet. Ceiling light.

Hall

5'0" x 12'4" (1.54 x 3.78)

Carpet. Radiator. Loft access. Ceiling light. Doors leading into: –

Kitchen

11'3" x 8'10" (3.45 x 2.70)



Fitted with a range of wall and base units with work surfaces over incorporating a drainer stainless steel sink unit. Integrated oven, gas hob with extractor fan over. Vinyl flooring. Radiator. uPVC windows to the rear and side aspect. uPVC door to the side aspect. Inset Spotlights.

Lounge

16'3" x 12'4" (4.97 x 3.77)



Carpet. Radiator. Gas fire. uPVC Windows to the front and side aspects. Wall light. Ceiling light.

Bedroom One

9'11" x 15'3" (3.03 x 4.65)



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

Bedroom Two

8'9" x 11'2" (2.69 x 3.42)



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

Bathroom

5'4" x 7'10" (1.65 x 2.40)



Fitted with a suite comprising of shower cubicle with shower attachment, pedestal wash hand basin, low-level WC. Radiator. Obscured uPVC window. Inset spotlights.

Outside



Externally, the property benefits from a low-maintenance rear garden, off-road parking, and a single garage, offering useful storage or additional parking.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

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.

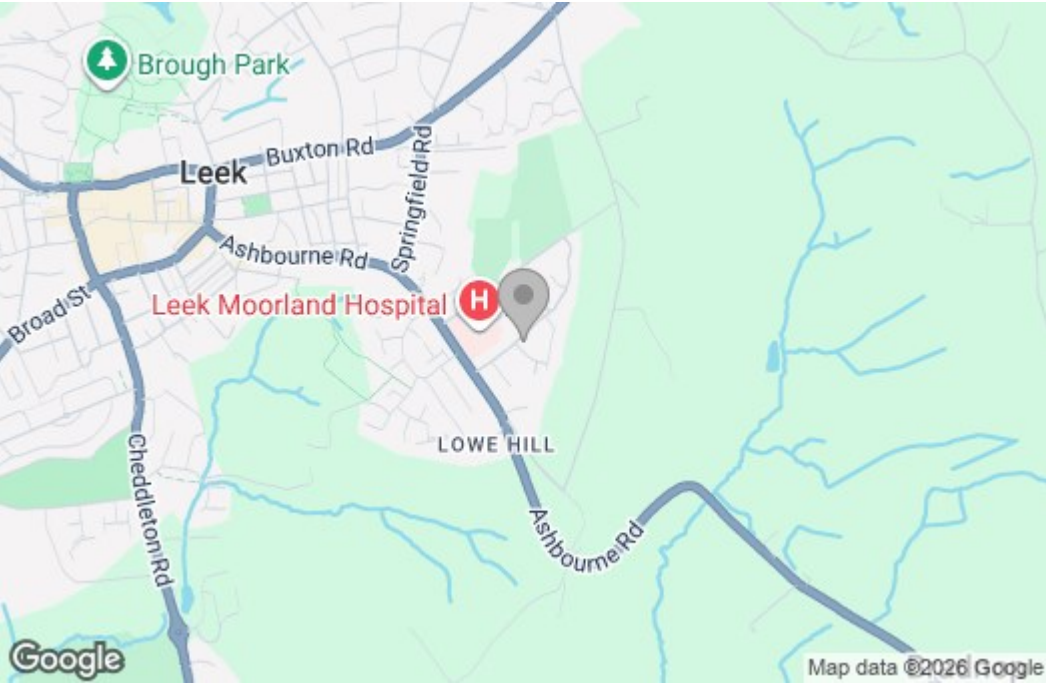
Floor Plan



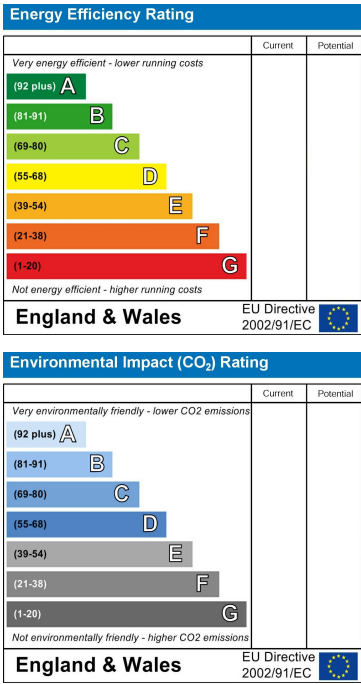
Floorplan

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



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.