DENISE WHITE™
BESPOKE ESTATE AGENT









7 Woodland Avenue, Norton Le Moors, ST6 8NE

Asking price £220,000

"A house is made of walls and beams; a home is built with love and dreams."

Situated on Woodland Avenue in Norton-le-Moors, this three-bedroom semi-detached home offers well-proportioned accommodation, attractive views and a pleasant garden plot. Featuring two reception rooms, a spacious kitchen, an integral garage and driveway parking, the property provides a fantastic opportunity for buyers looking to modernise and personalise a home to their own tastes. Ideal for first-time buyers, growing families or those seeking their next renovation project, this is a property with plenty of potential to unlock.

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Denise White Estate Agents Comments

Situated on Woodland Avenue in Norton-le-Moors, this three-bedroom semi-detached property offers well-proportioned accommodation, attractive views and a good-sized plot, presenting an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.

Upon entering, a welcoming entrance hall provides access to the ground-floor accommodation, with stairs rising to the first floor. The lounge, positioned to the front of the property, is a cosy and inviting reception room, enjoying a pleasant outlook and offering flexibility in terms of furniture placement and layout. Continuing through, the separate dining room provides further well-proportioned living space, with windows overlooking the rear garden and ample versatility to suit a variety of needs, whether as a formal dining area, an additional sitting room or a more relaxed family space.

The kitchen is arranged in a spacious galley-style layout, with views across the rear garden and considerable potential for modernisation to create a more contemporary and functional cooking space. Beyond the kitchen, a useful rear porch area incorporates a ground-floor WC, which could potentially be adapted to accommodate utility facilities, alongside internal access to the integral garage, adding further practicality to the ground-floor layout.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom enjoys a front-facing aspect, whilst the second bedroom overlooks the rear and benefits from attractive views, together with built-in wardrobes. The third bedroom also incorporates built-in storage and would lend itself well to use as a single bedroom, nursery or home office. Completing the first-floor accommodation is a family bathroom, offering scope for updating to suit modern preferences.

Externally, the property occupies a pleasant plot, with a driveway to the front providing off-road parking for approximately three vehicles, subject to size, alongside a small lawned garden. To the rear, the enclosed garden has been predominantly laid to patio, creating a low-maintenance outdoor space framed by established hedging, trees and planting, with a useful storage shed also included.

Whilst the property has been maintained in a reasonable condition and offers accommodation that could be occupied from day one, it would benefit from a programme of modernisation throughout. This presents an exciting opportunity for purchasers to refresh and personalise the interiors whilst making the most of the existing layout, attractive outlook and outdoor space. Offering three bedrooms, two reception rooms, an integral garage and off-road parking, this is a property with plenty of potential in a well-established residential setting.

Location



Norton le Moors is a highly regarded residential area, popular with families and professionals alike, offering a balance of semi-rural surroundings and excellent accessibility.

The property is ideally positioned within a short distance of well-regarded local schools, including those in Brown Edge and Endon, making it particularly appealing for families.

For commuters, the location is exceptionally convenient, with the nearby towns of Congleton,

Biddulph and Leek all accessible within approximately 15 minutes by car, offering a range of amenities, shopping facilities and transport links.

Woodland Avenue itself is known for its peaceful setting and pleasant country-style feel, with open views and nearby green spaces enhancing the sense of space and tranquillity, while still being within easy reach of everyday conveniences.

Why We Love This Home!

For us, what makes this home so appealing is the opportunity it offers to someone with a little imagination. It's a property that has been well cared for over the years, with a good layout, generous room proportions and some lovely views, but it is now ready for its next chapter. Yes, there is modernisation to consider, but that is also where the excitement lies. From reimagining the living spaces to creating a kitchen that brings everyone together, there is so much scope to put your own stamp on this home and make it truly yours. With three bedrooms, two reception rooms, an integral garage and a lovely little garden plot, the foundations are already here. All it needs is someone to come along, see the potential and turn it into something special.

Entrance Hall

Lounge

12'10" x 11'8" (3.92 x 3.58)



Dining Room

15'1" x 13'5" (4.61 x 4.09)



Kitchen

15'6" x 5'10" (4.74 x 1.79)



Downstairs WC/Utility



First Floor Landing

Bedroom One

12'4" x 11'4" (3.77 x 3.46)



Bedroom Two

11'8" x 9'4" (3.56 x 2.86)



Bedroom Three

11'2" x 9'8" (3.42 x 2.96)



Bathroom

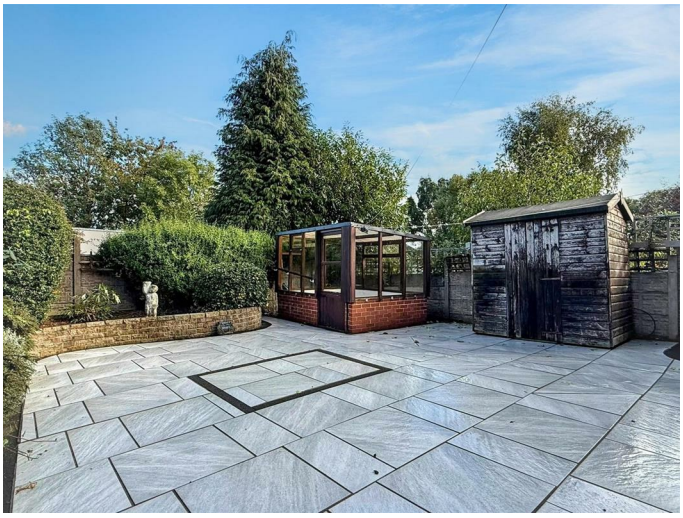
6'11" x 5'4" (2.13 x 1.63)



Integral Garage

14'11" x 7'1" (4.57 x 2.17)

Outside



Outside, the property enjoys gardens to both the front and rear, together with a private driveway providing off-road parking for approximately three vehicles and access to the integral garage. The front garden incorporates a lawned area, whilst the rear garden offers a predominantly paved layout, creating a low-maintenance space for outdoor seating, entertaining or simply enjoying the warmer months. Established hedging, trees and planting provide a natural sense of enclosure, with a useful storage shed adding further practicality. A manageable plot with plenty of potential to personalise, the outside space complements the property's overall appeal.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Stoke On Trent 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



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Do You Need A Mortgage?

Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

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

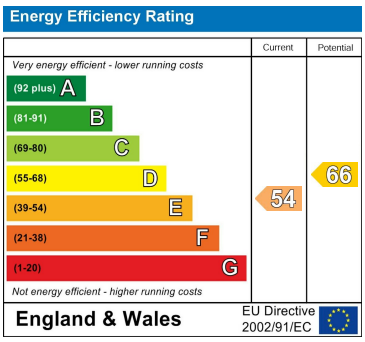


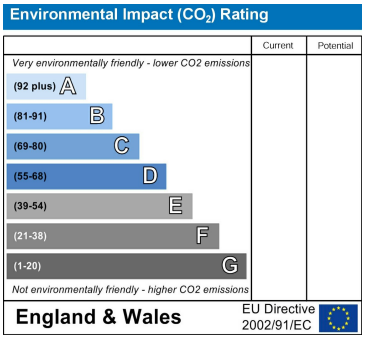
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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.

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