



9 Beatty Road, Leek, ST13 6HG

Offers in excess of £180,000

PHONE LINES OPEN 9AM-9PM, MONDAY TO SATURDAY - SUNDAYS 10AM-2PM

"Home is where your story begins." — Annie Danielson

Occupying a generous corner plot, this well-presented three-bedroom semi-detached home combines comfortable living accommodation with an impressive rear garden and off-road parking. Perfectly suited to first-time buyers, couples and young families, the property offers well-balanced living space, excellent outdoor space and plenty of potential to create a wonderful long-term home.

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

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Denise White Estate Agents Comments

Occupying an impressive corner plot, this well-proportioned three-bedroom semi-detached home offers comfortable accommodation across two floors, generous outdoor space and off-road parking, making it an excellent choice for first-time buyers, couples or young families.

Approached via a low-maintenance paved driveway providing off-road parking, the property also benefits from gated side access leading to the rear garden. An inviting entrance hallway provides access to the first-floor accommodation and opens into a spacious lounge, featuring dual windows overlooking the rear garden, an attractive exposed brick chimney breast and warm wooden flooring, creating a welcoming living space.

The breakfast kitchen is fitted with a range of wall and base units, offering ample storage and workspace for everyday family living. To the rear of the property is a practical utility area, a convenient ground floor WC and direct access to the rear garden.

To the first floor, the property offers two generous double bedrooms, both positioned to the rear of the home and enjoying pleasant views over the garden. A third bedroom, ideal as a nursery, home office or child's bedroom, is situated to the front elevation. The accommodation is completed by a spacious family bathroom, fitted with both a separate shower enclosure and bath.

A particular highlight of this home is the substantial corner plot it occupies. The generous rear garden is predominantly laid to lawn and begins with a paved patio, providing an ideal space for outdoor dining and entertaining. Enclosed by mature hedgerows and established planting, the garden enjoys a good degree of privacy and also benefits from two useful garden sheds, offering excellent additional storage.

Combining well-balanced accommodation with exceptional outdoor space and excellent potential, this attractive home presents an ideal opportunity for buyers seeking a property with room to grow.

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 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.

Entrance Hall

Composite entrance door to the front aspect. Lino flooring. Radiator. Understairs storage cupboard. Ceiling light. Stairs off to the first floor. Door leading into:

Lounge

14'7" x 12'2" (4.46 x 3.72)



Exposed wooden flooring. Radiator. Coal burning affect gas stove in feature brick fireplace. Two uPVC windows to the rear aspect. Ceiling light. Door leading into: –

Kitchen

13'5" x 7'8" maximum (4.09 x 2.35 maximum)



Fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and draining unit. Space for gas cooker, plumbing for automatic washing machine and space for fridge freezer. Tiled flooring. uPVC window to the front aspect. Ceiling light. Door leading into: –

Rear Hall



Tiled flooring. Radiator. Utility store off. uPVC door leading to the rear garden. Ceiling light. The door leading into: –

WC



Fitted with a high-level WC. Tiled flooring. Part tiled walls. Obscured uPVC window to the side aspect. Ceiling light.

First Floor Landing

Carpet. Radiator. uPVC window to the front aspect. Ceiling light. Loft access. Storage cupboard off. Doors leading into:

Bedroom One

14'8" x 10'5" (4.48 x 3.19)



Carpet. Radiator. Two uPVC windows to the rear aspect. Ceiling light.

Bedroom Two

10'8" x 9'6" (3.26 x 2.90)



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

Bedroom Three (Cot Room)

6'8" x 5'0" max (2.05 x 1.53 max)



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

Bathroom

10'1" x 6'4" (3.09 x 1.94)



Fitted with a suite comprising of double ended bath with central mixer tap, low-level WC, wall mounted wash hand basin and corner shower cubicle. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the front aspect. Ceiling light.

Outside



To the front of the property is a gated block paved driveway providing off road parking. Gated access leads to the large rear garden which is largely lawned with a paved patio which can be accessed from the rear hall. There are also useful storage sheds.

Agents 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 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.

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.

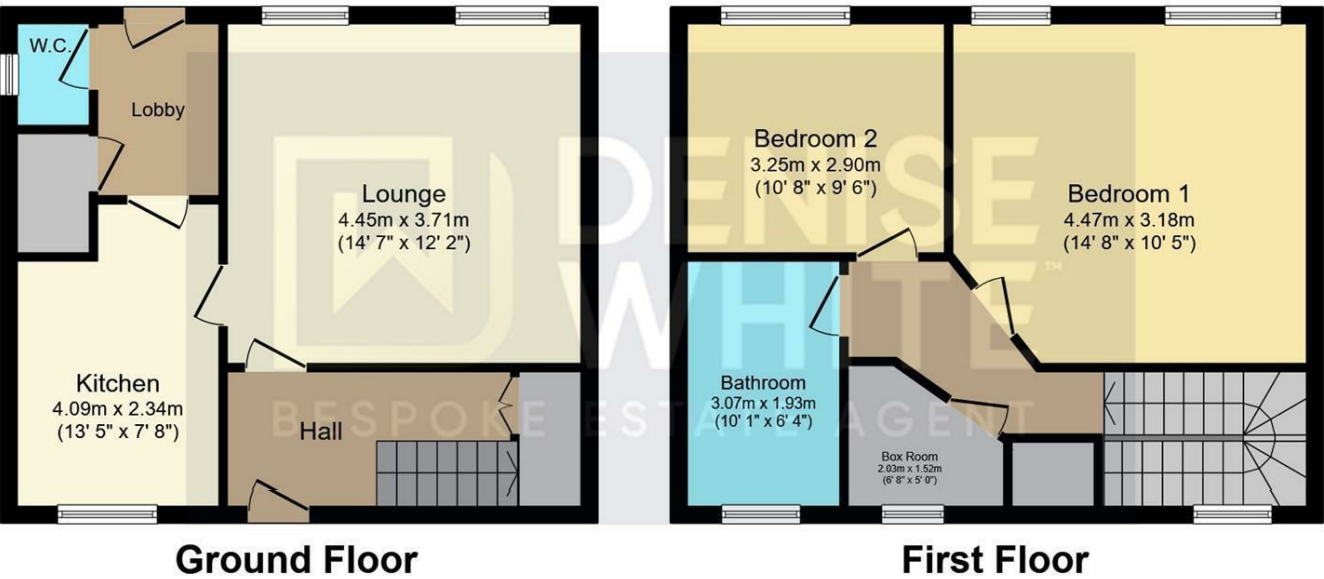
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Anti-Money Laundering & ID Checks

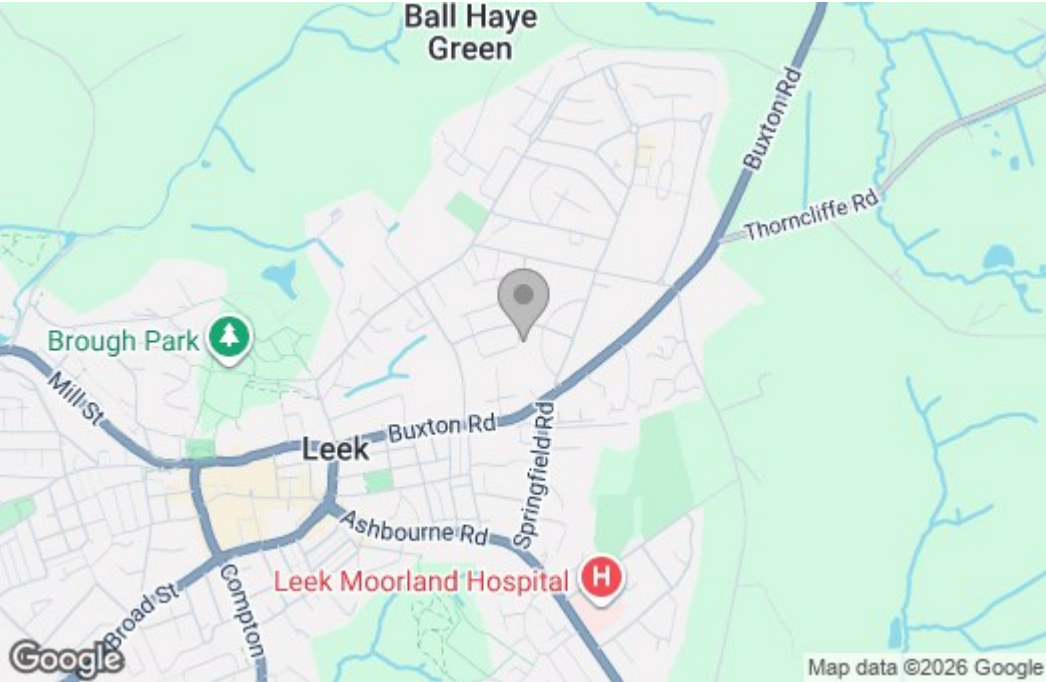
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

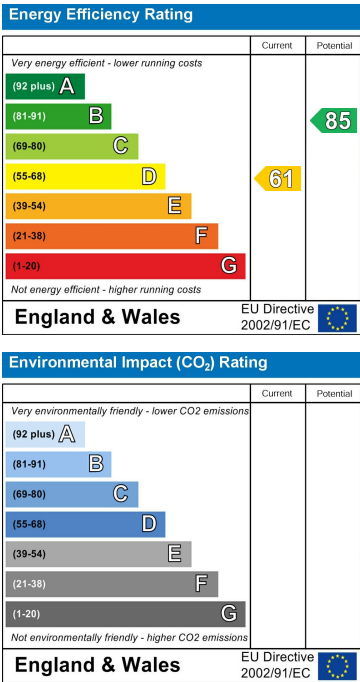


Total floor area 90.7 m² (976 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.