DENISE WHITE™
BESPOKE ESTATE AGENT









63 Wood Street, Leek, ST13 5LX

Offers over £230,000

"Every home has potential, and this one is ready for someone to make it their own."

This three-bedroom semi-detached home on Wood Street offers spacious and versatile accommodation over two floors, together with an attached single garage and off-road parking. The property requires modernisation throughout, making it an ideal opportunity for buyers looking for a project or investors seeking to add value. A particular highlight is the substantial rear garden, extending towards Pickwood Park and featuring a stream at the bottom. An excellent opportunity to create a spacious family home in a popular residential location.

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Denise White Agent Comments

A three-bedroom semi-detached home situated in a convenient residential location on Wood Street, Leek, offering spacious and versatile accommodation throughout. The property does require modernisation, but retains many attractive period features and provides a fantastic opportunity for buyers looking to put their own stamp on a home and create something to suit their individual requirements. A particular feature is the substantial rear garden, which extends a considerable distance from the property and offers significant potential.

Upon entering, a spacious hallway provides access to the principal ground floor rooms. To the front is a generous dining room/lounge, featuring a bay window overlooking the front elevation with picture railing, creating a characterful and versatile reception space. To the rear is a further lounge, offering a slightly more intimate and cosy setting with views towards the rear of the property as well as access out.

The kitchen is positioned off the hallway and provides access through to a useful rear porch/garage area. The kitchen would benefit from updating and modernisation but offers scope for improvement and the potential to create a practical kitchen space to suit the eventual purchaser.

The property benefits from an attached single garage, with a useful storage room/cupboard to the rear and a downstairs WC. The rear porch area also provides access into the conservatory, which overlooks the rear garden and offers additional flexible living space, although this area would benefit from refurbishment.

To the first floor are three well-proportioned bedrooms. Bedroom One is an excellent-sized principal bedroom overlooking the rear aspect, with fitted wardrobes and a pleasant bay window providing plenty of natural light. Bedroom Two is also a generous double bedroom and benefits from fitted wardrobes, while Bedroom Three provides a useful single bedroom which could equally lend itself to use as a home office, hobby room, nursery or dressing room.

Completing the first floor is a good-sized shower room, offering a practical suite with scope for modernisation.

Externally, the property benefits from a small driveway to the front, providing off-road parking for one vehicle, together with the attached single garage. To the rear is a particularly impressive and substantial garden, extending a considerable distance from the property and leading down towards Pickwood Park, with a stream positioned at the bottom. The garden is currently heavily overgrown and would benefit from significant landscaping and clearance, but its sheer size offers excellent potential for transformation and could provide space for a variety of uses.

At the top of the garden is a paved patio area with steps leading up towards the conservatory, providing a natural starting point for creating an attractive outdoor entertaining space.

Overall, this is a spacious three-bedroom semi-detached home offering considerable potential for improvement. Requiring modernisation throughout, it is likely to appeal to buyers seeking a project, investors looking to add value, or those wanting the opportunity to create a home tailored to their own tastes and requirements, with the substantial rear garden being a particularly notable feature.

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



Dining Room

14'2" x 12'7" (4.32 x 3.86)





Kitchen

11'8" x 8'2" (3.57 x 2.50)





Lounge

17'5" x 10'9" (5.32 x 3.29)





Conservatory

10'11" x 9'5" (3.34 x 2.89)



WC

5'1" x 2'5" (1.57 x 0.75)

First Floor Landing



Carpet. UPVC window to the side aspect. Ceiling light. Doors leading into curl –

Bedroom One

17'7" x 12'9" (5.38 x 3.89)





Bedroom Two

14'0" x 10'3" (4.28 x 3.14)





Bedroom Three

8'5" x 7'8" (2.57 x 2.35)



Shower Room

9'6" x 6'5" (2.92 x 1.96)





Garage

17'0" x 8'5" (5.20 x 2.59)



Outside





Externally, the property benefits from a small front driveway providing off-road parking for one vehicle, alongside an attached single garage. To the rear is an exceptionally large garden extending a significant distance from the property towards Pickwood Park, with a stream running along the bottom. The garden is currently overgrown and would require considerable attention, but offers huge potential for landscaping and creating a fantastic outdoor space. A paved patio sits immediately behind the property, with steps leading up to the conservatory.

Agents 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



"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an

important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

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 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 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

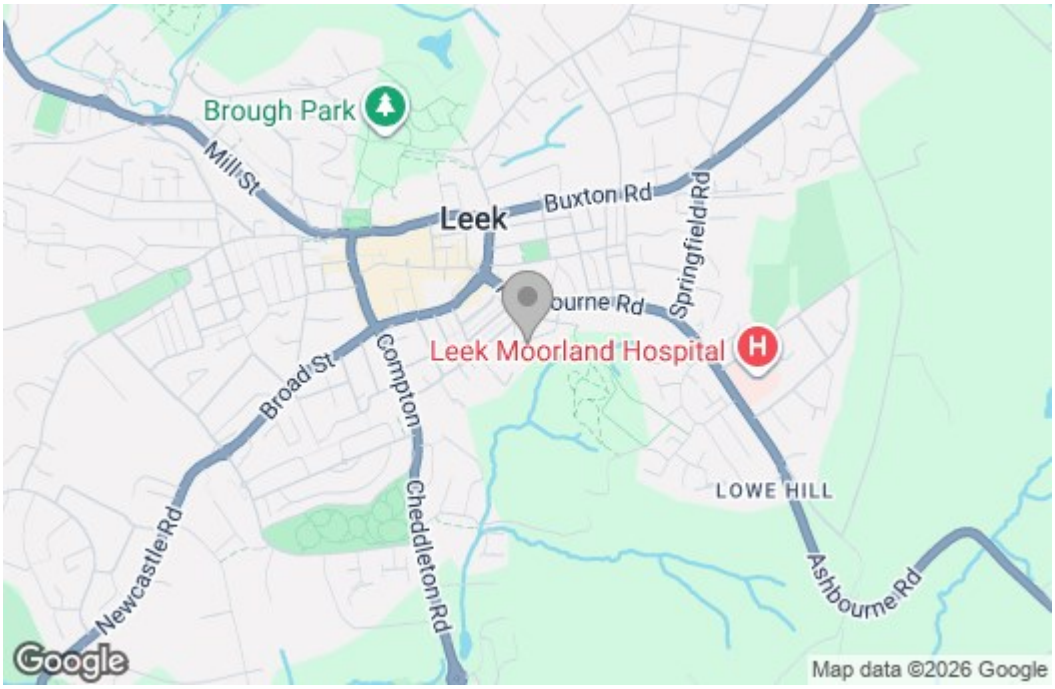
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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

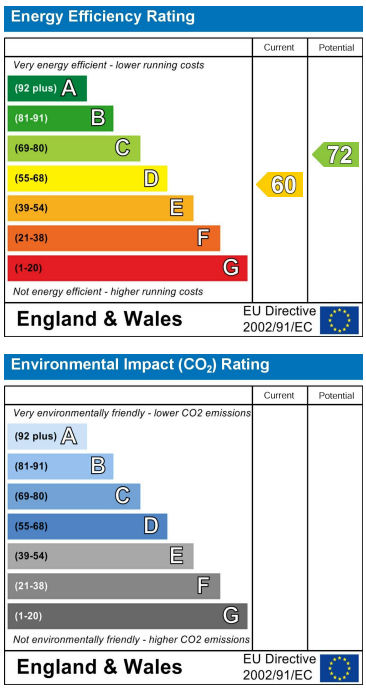


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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