



## 51 Tittesworth Estate, Leek, ST13 8TS

Offers in the region of £165,000

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"The best way to turn a house into a home is to fill it with love and laughter." – William J. Bennett

Three bedroom terraced house located on the Tittesworth Estate in Blackshaw Moor. The property offers spacious accommodation including an open-plan dining kitchen and two good sized bedrooms, along with a further single room. In need of modernisation, the house provides good potential for improvement.

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

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### Denise White Agent Comments

This three bedroom terraced property is located on the popular Tittesworth Estate in Blackshaw Moor. The house offers well-proportioned accommodation throughout but would benefit from a programme of modernisation, making it an ideal opportunity for buyers looking to update a home to their own taste.

The accommodation briefly comprises an entrance hallway leading through to a spacious lounge. To the rear is a dining area which is open plan to the kitchen, providing a practical layout for everyday living.

To the first floor there are two very good sized bedrooms along with a further single bedroom which remains a practical space. The bathroom and separate WC complete the upstairs accommodation.

The property is situated in a convenient residential location and offers good potential for improvement.

### Location

Blackshaw Moor is a picturesque rural hamlet situated just outside the vibrant market town of Leek, in the heart of the Staffordshire Moorlands. Surrounded by rolling countryside and open farmland, the area offers a peaceful, semi-rural lifestyle while remaining highly convenient for everyday amenities.

Leek, located only a short drive away, provides a comprehensive range of shops, supermarkets, cafés, traditional pubs, and well-regarded schools, along with a popular weekly market and a strong sense of community. The town is also known for its independent retailers and attractive Victorian architecture.

The location is particularly appealing to those who enjoy the outdoors, with direct access to scenic walking and cycling routes and the Peak District National Park close at hand, offering dramatic landscapes, reservoirs, and extensive bridleways.

Despite its rural feel, Blackshaw Moor is well positioned for commuting, with good road links to Stoke-on-Trent, Macclesfield, and the wider North West and Midlands via the A53 and A523.

Combining countryside tranquillity with excellent accessibility, Blackshaw Moor is an ideal location for buyers seeking a quieter way of life without sacrificing proximity to town amenities and transport connections.

### Entrance Hallway

Fitted carpet. Wall mounted radiator. Stair access leading to first floor accommodation. UPVC double glazed window to the front aspect. Access to living room. Access to kitchen. Ceiling light.

### Living Room

13'6" x 10'10" (4.14 x 3.32)



Fitted carpet. Wall mounted radiator. UPVC double glazed windows to the front aspect. Ceiling lights.

### Dining Area

9'11" x 8'3" (3.04 x 2.54)



Laminate flooring. Wall mounted radiator. UPVC door glazed window to the rear aspect. Ceiling light.

### Kitchen

9'3" x 8'9" (2.84 x 2.69)



Laminate flooring. Wall and base units. Drain style sink unit. Plumbing for washing machine. Access to pantry. UPVC double glazed window to the rear aspect. Access to rear porch. Ceiling light.

### Rear Porch

7'11" x 3'6" (2.42 x 1.08)

### First Floor Landing

Fitted carpet. Wall mounted radiator. Airing cupboard. Loft access.

### Bedroom One

13'11" x 12'8" (4.25 x 3.87)



Fitted carpet. Wall mounted radiator. UPVC double glazed Windows to the front aspect. Ceiling light.

### Bedroom Two

13'2" x 9'6" (4.03 x 2.91)



fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

### Bedroom Three

8'11" x 8'3" (2.74 x 2.52 )



fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

### Bathroom

5'6" x 5'1" (1.69 x 1.57)



Vinyl flooring. Wall mounted radiator. Wash hand basin. Fitted bath. Obscured UPVC double glazed window. Ceiling light.

### WC

5'7" x 2'5" (1.71 x 0.76 )



Vinyl flooring. WC. Obscured UPVC double glazed window. Ceiling light.

### Agent Notes

Tenure: Freehold

Services: Mains water, electricity, and drainage

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.

### Property To Sell Or Rent?

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 Advisor?

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.

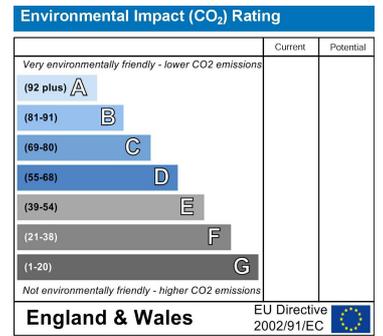
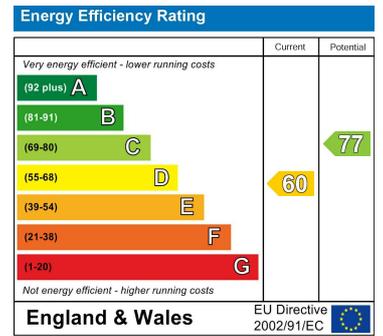
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.