



35 Coopers Close, Leek, ST13 8JL

Guide price £275,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

** GUIDE PRICE £275,000 to £300,000 **

"May your new home be your harbor amid all storms." ~ Unknown

Situated within a sought-after West End cul-de-sac, this well-presented three-bedroom link-detached home offers stylish, move-in-ready accommodation suited to families and professional buyers alike. Benefiting from a recently refitted kitchen and bathroom, versatile additional reception room, private driveway and enclosed rear garden, the property combines modern living with everyday practicality. Ideally positioned within walking distance of well-regarded schools and local amenities, this is a home perfectly suited to modern family life.

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

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Denise White Agent Comments



Positioned within a sought-after cul-de-sac on the popular West End of town, this beautifully maintained three-bedroom link-detached home enjoys a quiet setting whilst remaining within easy reach of the well-regarded Westwood schools, local amenities and commuter links. Offering versatile living space, stylish recent upgrades and a private rear garden, the property is perfectly suited to families, professional couples or buyers simply looking for a home they can move straight into and enjoy from day one.

Stepping inside, the property immediately feels bright, modern and welcoming. The main lounge is a generous and comfortable reception space, centred around French doors that open directly onto the rear garden, creating an effortless connection between inside and out – ideal for both relaxed evenings and entertaining during the warmer months.

To the rear of the home sits the impressive kitchen diner, recently refitted to a high standard and thoughtfully designed with both practicality and style in mind. Featuring integrated appliances alongside a Stoves range cooker with induction hob, the space comfortably accommodates dining furniture and forms a real hub of the home for everyday living.

A particularly appealing feature is the additional reception room, currently utilised as a family room

and study. This versatile area could equally serve as a playroom, snug, home office or hobby space depending on a buyer's needs, adding flexibility that is increasingly desirable for modern living. A useful guest cloakroom completes the ground floor accommodation.

Upstairs, the property continues to impress with three well-proportioned bedrooms alongside a contemporary family bathroom, refitted approximately a year ago with a clean and stylish finish. (2025)

Externally, the property offers a private driveway providing ample off-road parking and access to the garage. To the rear, the enclosed garden is predominantly laid to lawn with a patio seating area positioned directly outside the French doors, creating an ideal space for outdoor dining and family enjoyment.

Combining a desirable location with move-in-ready accommodation and flexible living space, this is a home likely to appeal to a wide range of buyers seeking comfort, practicality and a great residential setting. Early viewing is strongly advised.

Location

Leek is 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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Entrance Porch

Composite door to the front aspect. Wall light.

Kitchen

14'9" x 13'3" (4.52 x 4.06)

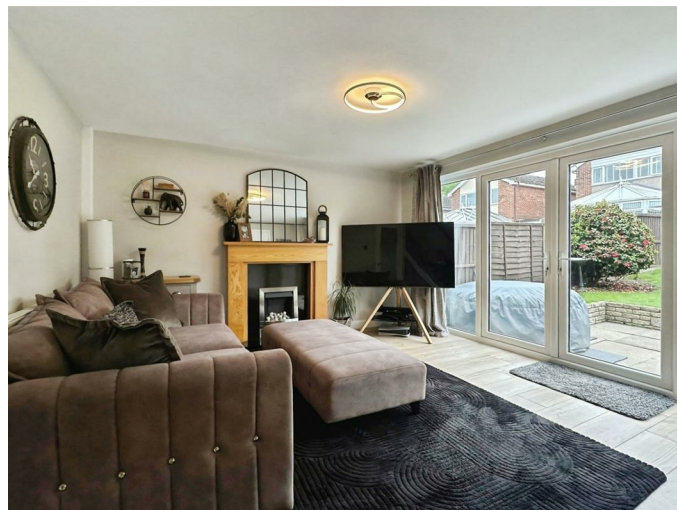


Fitted with a range of wall and base units with work surfaces over incorporating a drainer sink unit with

mixer tap. Integrated dishwasher, and washing machine. Vinyl flooring. Plumbing for washing machine. Space for cooker. Space for American style fridge freezer. Radiator. uPVC window to the front aspect. Ceiling lights. Doors leading into :-

Lounge

14'9" x 13'3" (4.52 x 4.04)



LVT flooring. Gas fire. Radiator. uPVC double doors leading to garden. Stair access leading to first floor accommodation. Ceiling light. Doors leading into: -

Study

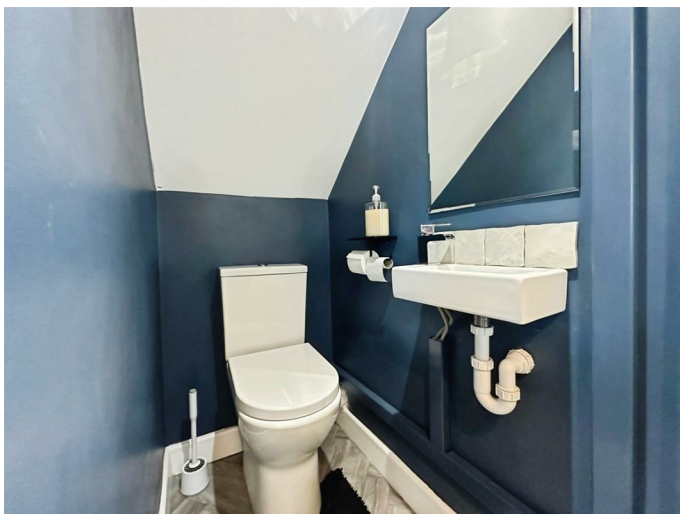
12'4" x 7'1" (3.76 x 2.18)



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

WC

4'2" x 2'7" (1.28 x 0.81)



Vinyl flooring. Low-level WC. Vanity wash hand basin. Inset Spotlights.

First Floor Landing

Carpet. Airing cupboard housing the combination boiler. uPVC window to the side aspect. Loft access. Ceiling light.

Bedroom One

12'8" x 8'11" (3.87 x 2.72)



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

Bedroom Two

11'11" x 8'3" (3.65 x 2.53)



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

Bedroom Three

9'0" x 6'3" (2.75 x 1.92)



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

Bathroom

7'1" x 5'5" (2.16 x 1.67)



Fitted with a suite comprising of panelled bath with electric shower over, low-level WC and vanity wash hand basin. Laminate flooring. Heated towel rail. Obscured uPVC window. Ceiling light.

Outside



To The Front, The Property Benefits From A Private Driveway Providing Off-Road Parking And Access To The Garage, Complete With An Electric Roller Door.

Garden



The Rear Garden Is Enclosed And Mainly Laid To Lawn, Featuring A Patio Seating Area And Well-Established Borders, Creating A Pleasant Outdoor Space For Everyday Enjoyment.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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.

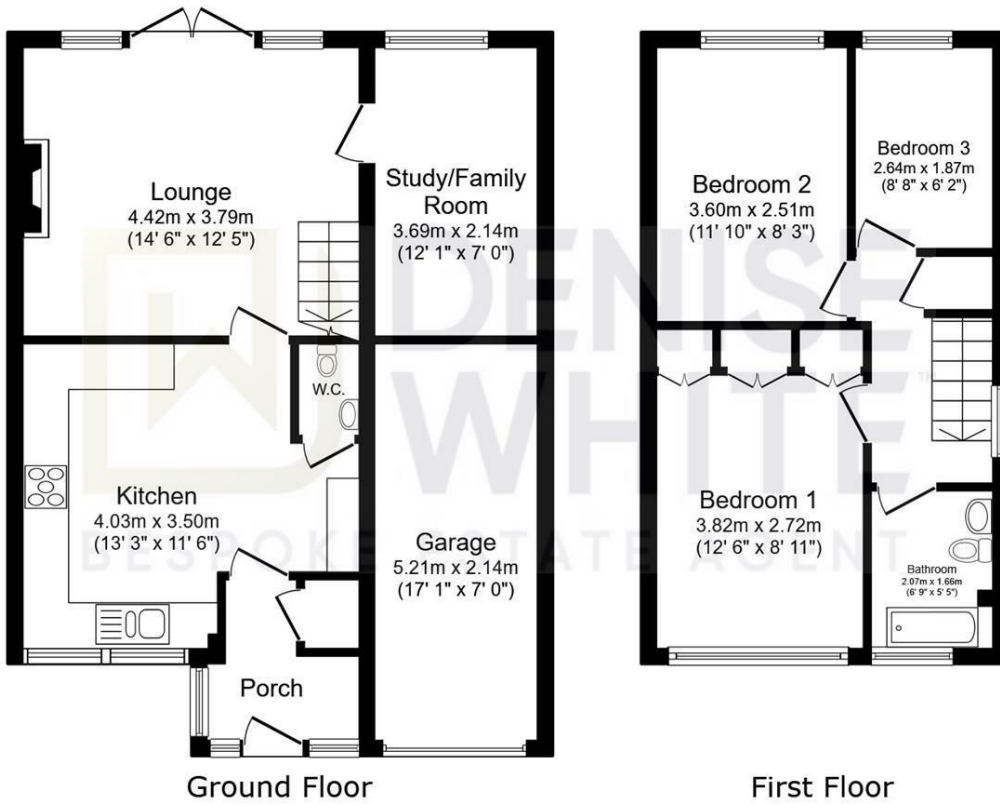
Need A Mortgage?

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.

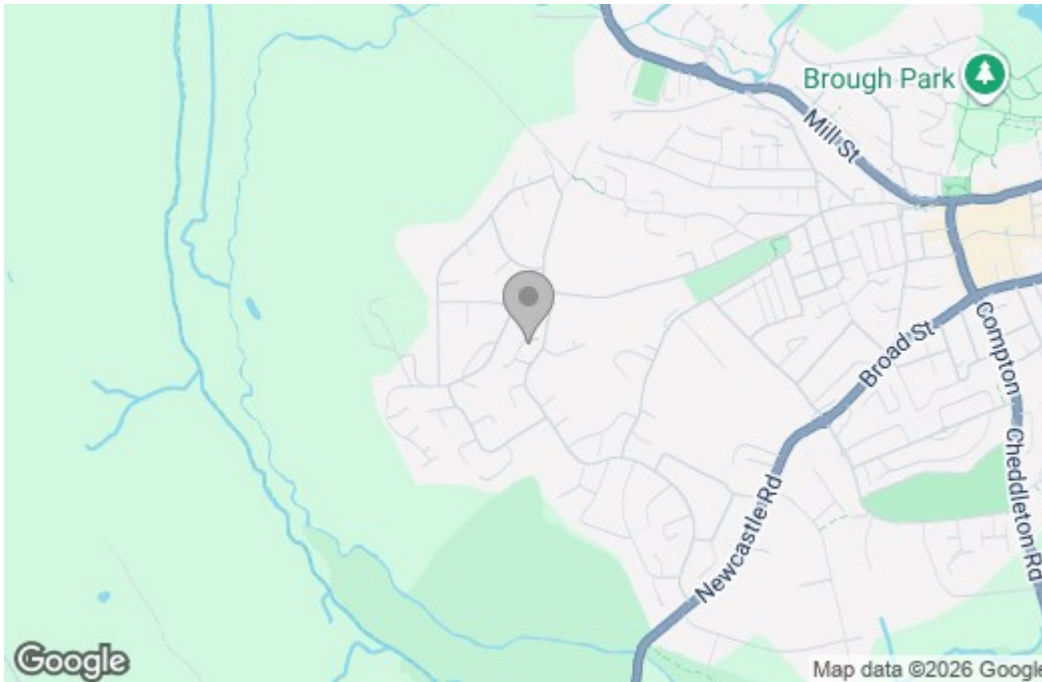
Floor Plan



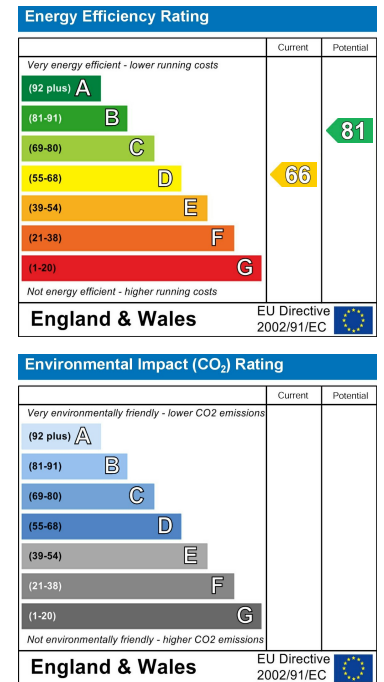
Total floor area: 95 sq.m. (1,020 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.