



## **37 Daisy Bank, Leek, ST13 5HA**

**Asking price £265,000**

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

"Home is where our story begins, where we feel safe, loved, and free to be ourselves." - Unknown

Occupying a spacious plot on the edge of the town centre, this well-proportioned three-bedroom semi-detached home offers excellent potential for future development. With planning permission in place for a two-storey side extension, generous outdoor space and versatile living accommodation, the property presents an ideal opportunity for buyers looking to create a larger family home.

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

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### **Denise White Estate Agents Comments**

Situated on the outskirts of the town centre, this three-bedroom semi-detached property occupies a generous plot and offers excellent potential for families or those looking to extend and personalise their home. The property benefits from off-road parking for multiple vehicles and a substantial rear garden, making it ideal for modern family living.

Internally, the accommodation is well proportioned throughout. To the ground floor are two spacious reception rooms, with the front living room featuring a bay window that allows for plenty of natural light. The dining room enjoys direct access to the rear garden via patio doors, creating a seamless connection between indoor and outdoor spaces. The kitchen is positioned adjacent to the dining room and offers scope to be knocked through to create a large open-plan kitchen diner, subject to the necessary consents. A useful understairs storage cupboard completes the ground floor layout.

To the first floor are three bedrooms, comprising two well-proportioned double rooms and a single bedroom, which would be ideally suited for use as a child's room or home office. All bedrooms are served by a well-appointed family bathroom.

The property further benefits from planning permission for a two-storey side extension, providing an excellent opportunity to add a fourth bedroom and create a spacious kitchen, dining and living area to the rear, significantly enhancing the overall accommodation.

Externally, the large rear garden is predominantly laid to lawn and offers an ideal space for children and pets to play. A summer house provides a fantastic additional feature, offering versatile use as a home office, gym or entertaining space.

### **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 Hall**

Laminate flooring. Wall mounted radiator. Obscured uPVC double glazed window. Access to understairs storage. Stair access leading to first floor accommodation. Ceiling light.

## Living Room

12'0" x 10'5" (3.67 x 3.19)



Fitted carpet. Wall mounted radiator. Gas Fire. UPVC double glazed bay window to the front aspect. Ceiling light.

## Dining Room

13'6" x 10'5" (4.14 x 3.18)



Wooden flooring. Wall mounted radiator. UPVC double glazed double doors leading to outside. Fireplace. Ceiling light.

## Kitchen

13'8" x 3'3", 324'9" (4.19 x 1.99)



Tiled flooring. Wall mounted radiator. Fitted with a range of wall and base units. Plumbing for washing machine. Stainless steel drainer style sink unit. Gas hob. Integrated oven. UPVC double glazed window to the side aspect. Access to outside. Ceiling light.

## First Floor Landing

Fitted carpet. Obscured UPVC double glazed window. Loft access. Ceiling light.

## Bedroom One

14'1" x 9'1" (4.30 x 2.79)



Fitted carpet. Wall mounted radiator. UPVC double glazed bay window to the front aspect. Built in wardrobe's Fireplace. Ceiling light.

## Bedroom Two

9'9" x 9'2" (2.99 x 2.80)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Built in wardrobes. Ceiling light.

## Bedroom Three

8'4" x 5'10" (2.55 x 1.80)



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

## Bathroom

5'10" x 5'6" (1.79 x 1.69)

Laminate flooring. WC. Bath. Heated towel rail. Pedestal style wash hand basin. Obscured UPVC double glazed window. Ceiling light.

## Outside

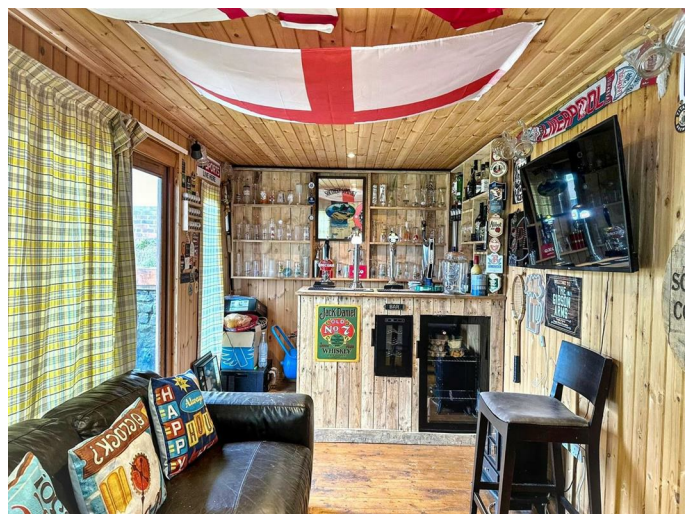


To the front aspect are paved steps leading to the front of the property with borders hosting mature shrubs. There is off road parking to the side aspect for multiple vehicles. To the rear of the home is a large lawned garden with plenty of space for children and pets to roam freely. There is also a useful storage shed ideal for gardening tools.

PLEASE NOTE there is planning permission for a two storey side extension to create a large kitchen diner to the rear and add a fourth double bedroom to the first floor. The planning application number is SMD/2025/0161

## Summer House

17'5" x 7'2" (5.32 x 2.20)



Wooden flooring. Power and lighting. French doors to the front aspect. Floor windows to the front and side aspects.

## 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.

## 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.

### **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

Approx Gross Internal Area  
73 sq m / 783 sq ft

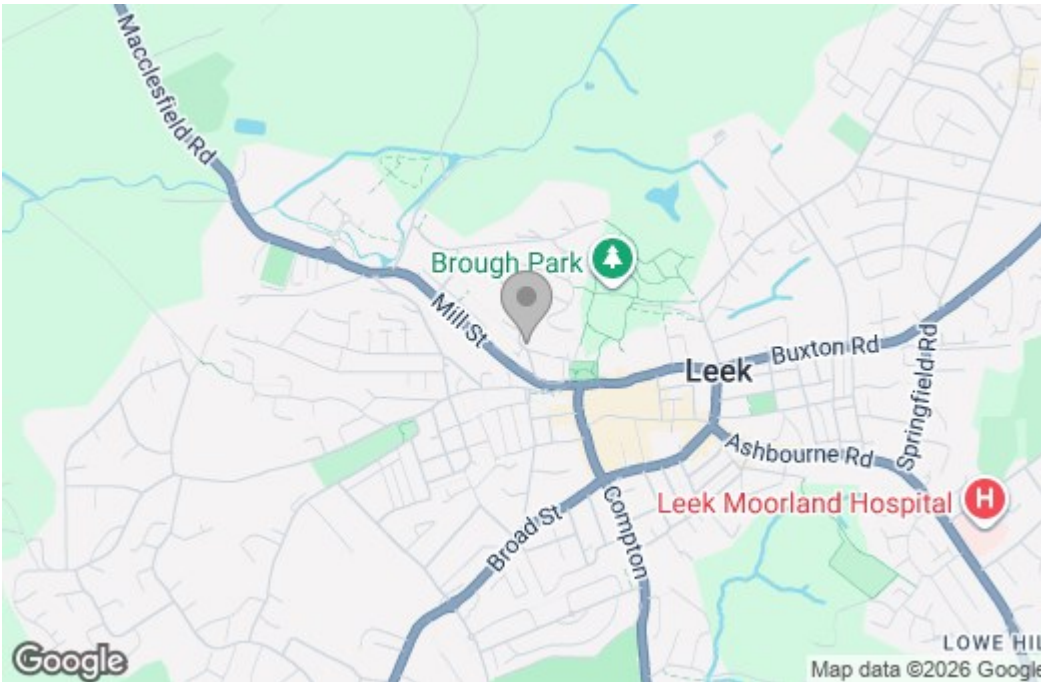


Ground Floor  
Approx 39 sq m / 418 sq ft

First Floor  
Approx 34 sq m / 365 sq ft

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.