



## **4 Peckforton View, Stoke-On-Trent, ST7 4TA**

**Asking price £215,000**

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

"The magic thing about home is that it feels good to leave, and even better to come back." - Wendy Wunder

Beautifully renovated to an exceptional standard, this stylish three-bedroom semi-detached home offers modern open-plan living with a stunning kitchen, versatile sun room, and elegant finishes throughout. Perfect for first-time buyers, couples, or young families seeking a move-in-ready home designed for modern living.

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

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### Denise White Agent Comments

Lovingly renovated by the current owners to an exceptional standard, this superb three bedroom semi-detached home boasts updated windows and an impressive breakfast kitchen offering stylish, modern living with extended and versatile accommodation throughout.

Internally, the property features a welcoming living room enhanced by bespoke panelling, creating a warm and elegant first impression. This opens seamlessly into a striking open-plan breakfast kitchen, fitted with navy shaker-style cabinets, a breakfast bar, and a dedicated coffee station—forming the social heart of the home.

Beyond the kitchen lies an impressive sun room, complete with a skylight and bi-fold doors that open onto the rear garden. Flooded with natural light, this versatile space can serve as a dining area, snug, or playroom, offering the perfect setting to enjoy the home year-round.

Upstairs, there are three well-proportioned bedrooms, including two doubles and a cosy single featuring bespoke panelling—ideal as a child's bedroom or home office. A beautifully appointed bathroom with modern fittings completes the first floor accommodation.

Externally, the property benefits from off-road parking to the front leading to a car port. To the rear is a well-maintained, enclosed garden, mainly laid to lawn with an initial patio seating area and raised borders filled with mature shrubs.

Finished to a high standard throughout, this stunning home is perfectly suited to first-time buyers, couples, or young families seeking a ready-to-move-into property in a convenient and desirable location.

### Location

Kidsgrove is a town in the borough of Newcastle-under-Lyme, Staffordshire, England, on the Cheshire border.

Transport - The First Potteries Bus Route numbers

7/7A, 3 and 4A buses each have terminuses in Kidsgrove, and the railway connects Kidsgrove railway station with Crewe, Manchester and Stoke-on-Trent. The Trent and Mersey Canal runs through the town. Kidsgrove is also home to a portion of the A50 road and is very close to the A34 and the A500. The town has a library, post office, health centre (just outside of the main town), and supermarkets (Tesco, Lidl, Aldi). Market Street has a Home Bargains, smaller shops and many fast food restaurants. Schools include The King's Church of England Academy, Kidsgrove Secondary School known more locally as Maryhill High School, Kidsgrove Primary School known more locally as Maryhill Primary School, St John's Catholic School and others.

Sport - Kidsgrove Athletic F.C. play in the Northern Premier League Division One West.

Kidsgrove has a rugby club and a cricket club.

### Living Room

15'1" x 15'1" max (4.61 x 4.61 max )



Laminate flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Stair access leading to first floor accommodation. Fireplace. Open Plan access into kitchen. Ceiling light.



## Kitchen

15'0" x 8'3" (4.58 x 2.52)



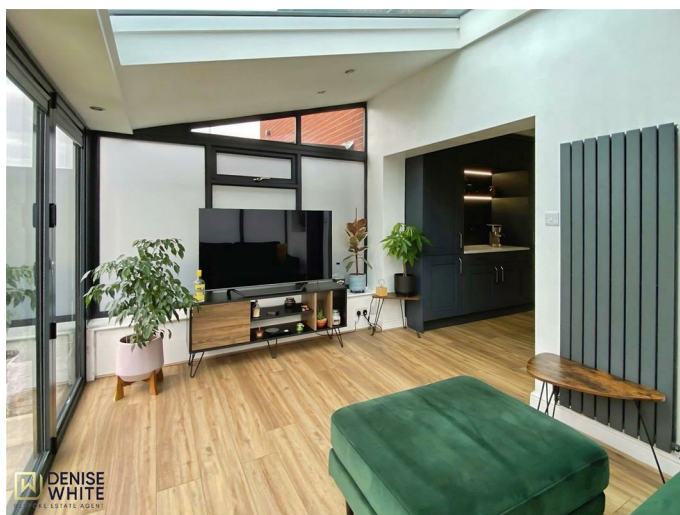
Laminate flooring. Wall mounted radiator. Range of wall and base units. Integrated dishwasher. Integrated CDA microwave. Integrated CDA oven. CDA gas hob. Integrated fridge freezer. Access To Utility cupboard. Open plan access to Snug. Ceiling lights.

## Utility

Plumbing for washing machine. Boiler. Ceiling light.

## Sun Room

14'1" x 8'11" (4.30 x 2.73)



Laminate flooring. Wall mounted radiator. Bifold doors leading to outside. Skylight windows. Inset Spotlights.

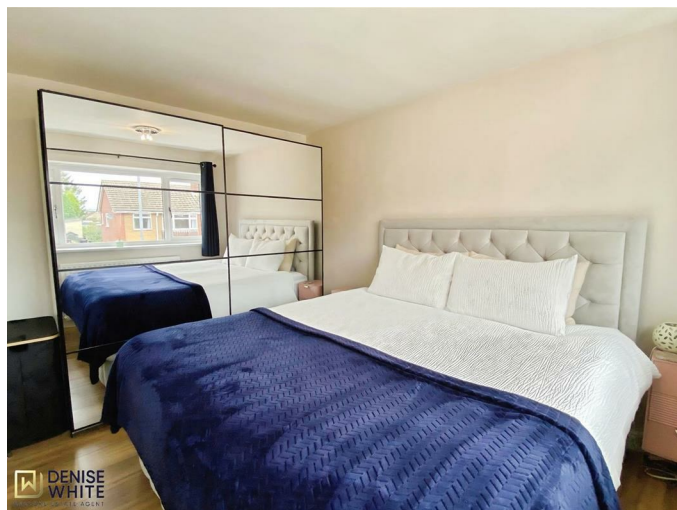
## First Floor Landing



Fitted carpet. Stair access leading to ground floor. Loft Access. Inset Spotlights.

## Bedroom One

11'4" x 8'11" (3.47 x 2.72)



Laminate Flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

## Bedroom Two

11'4" x 8'11" (3.47 x 2.73)



Laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Storage cupboard. Ceiling light.

## Bedroom Three

6'5" x 6'0" (1.96 x 1.85)



Laminate flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

## Bathroom

7'9" x 5'5" (2.37 x 1.66)



Tiled flooring. Heated towel rail. WC. Wash Hand basin. Bath with shower attachment. Rain style shower. Obscured UPVC double glazed window. Inset spotlights.

## Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Newcastle Under-Lyme 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.

price, market share of properties available, positive reviews and much more!

Please do get in touch with us if you need any help or advise.

### **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



Floor Plan

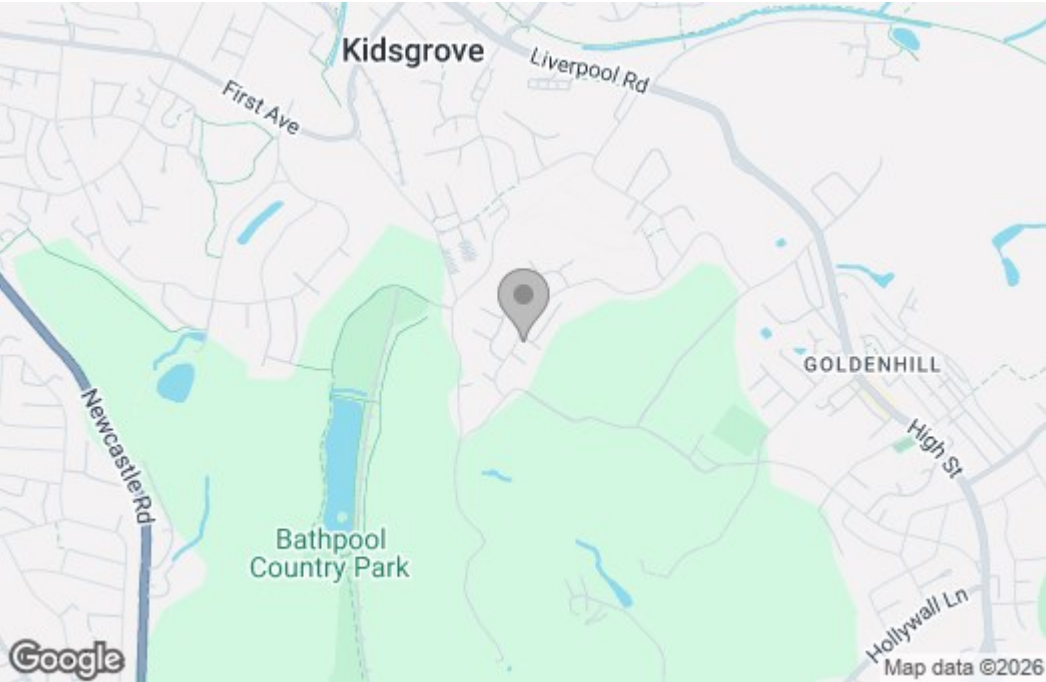


Total floor area: 79.7 sq.m. (858 sq.ft.)

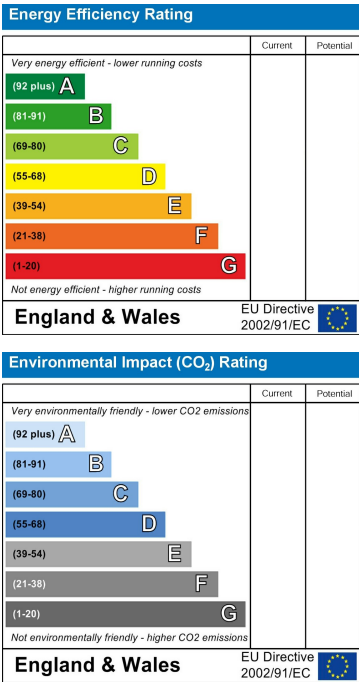
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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 firms employment has the authority to make or give any representation or warranty in respect of the property.