



58 Nab Hill Avenue, Leek, ST13 8EE

Offers over £250,000

OUR PHONELINES ARE OPEN 9AM - 9PM 7 DAYS A WEEK!

"The best homes are not found, they are created." - Unknown

A fantastic opportunity to acquire a family home in a sought-after residential location. Offering excellent proportions, scope for modernisation, and the chance to create a long-term home tailored to individual tastes, the property is sure to appeal to a wide range of buyers.

Denise White Estate Agents Comments

Situated within the highly regarded West End of town, this three-bedroom semi-detached home presents an exciting opportunity for purchasers seeking a property they can personalise and enhance over time. Requiring some cosmetic updating, the home offers well-proportioned accommodation, excellent potential, and a desirable position on a popular residential street within easy reach of the town centre and local amenities.

The property is approached via a private driveway providing off-road parking, alongside a lawned front garden enclosed by mature hedgerow, creating an attractive frontage and a degree of privacy. Gated side access leads through to the rear garden and detached single garage.

Internally, the accommodation is arranged over two floors and offers excellent space for family living. To the ground floor are two generous reception rooms, comprising a bright living room positioned to the front of the property and a separate dining room overlooking the rear garden. The kitchen is fitted with a range of shaker-style units and provides direct access to the outside space. Subject to the necessary consents and requirements, there is potential to reconfigure the layout and create a spacious open-plan kitchen diner, making the most of the property's footprint.

To the first floor, there are three well-proportioned bedrooms, all offering comfortable accommodation for growing families. A separate WC and family bathroom provide practicality for modern-day living and offer scope for future improvement.

Externally, the enclosed rear garden features an initial paved seating area, leading onto a lawned section with a gravelled area beyond. A substantial planted border at the rear provides seasonal interest and further opportunities for keen gardeners to enhance the outdoor space. The detached garage offers useful storage

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.

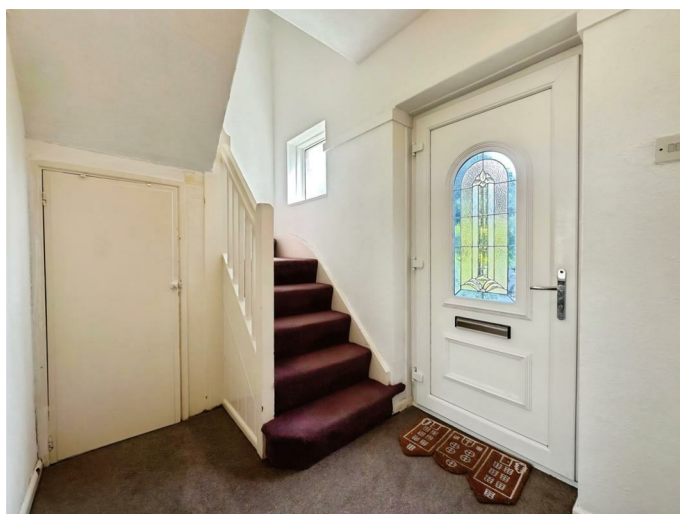
Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

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

5'7" x 7'1" (1.72 x 2.18)



Composite door to the front aspect. Carpet. Access to under stairs storage. Stairs leading to first floor accommodation. Obscured UPVC window. Ceiling light.

Living Room

12'7" x 14'10" (3.84 x 4.53)



Carpet. Radiator. Electric fire. uPVC window to the front aspect. Ceiling light. Door leading into –

Dining Room

11'6" x 9'4" (3.52 x 2.86)



Carpet. Radiator. Two uPVC windows to the rear and side aspects. Ceiling light.

Kitchen

12'7" x 8'4" (3.84 x 2.55)



Fitted with a range of wall and base units with Work surfaces over incorporating a double drainer sink unit. Integrated fridge freezer. Space for cooker. UPVC window to the rear aspect. UPVC door leading to the garden. Ceiling light.

First Floor Landing

Fitted carpet. Window to the front aspect. Ceiling light.

Bedroom One

12'9" x 10'7" (3.91 x 3.25)



Carpet. Radiator. UPVC window to the front aspect. Ceiling light.

Bedroom Three

10'4" x 6'7" (3.15 x 2.01)



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

Bedroom Two

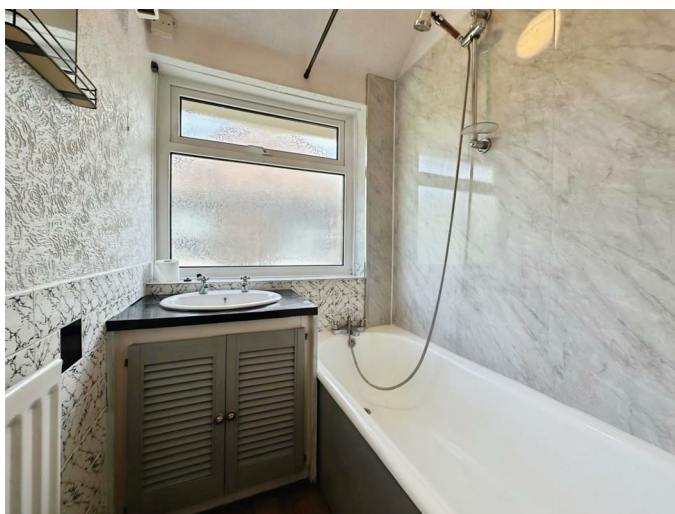
11'10" x 10'6" (3.62 x 3.21)



Carpet. Radiator. Two UPVC windows to the rear aspect. Ceiling light.

Bathroom

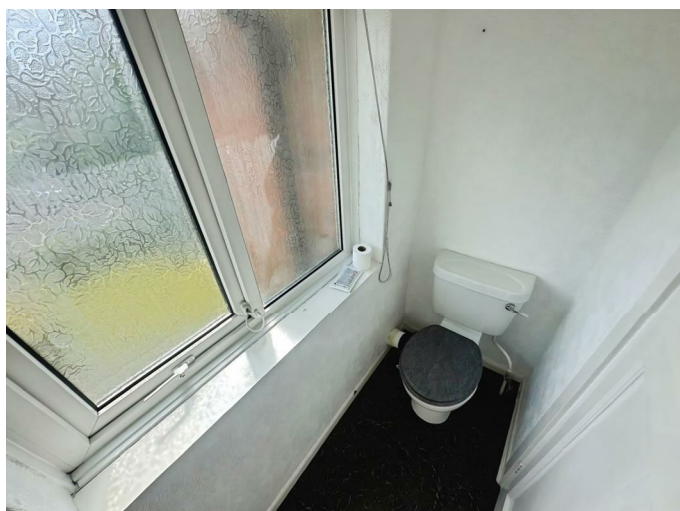
4'8" x 7'3" (1.43 x 2.22)



Fitted with a suite composing of bath with shower attachment, vanity wash hand basin. Vinyl flooring. Radiator. Obscured UPVC window to the side aspect. Ceiling light.

WC

5'5" x 2'7" (1.67 x 0.80)



Final flooring. Low-level WC. Obscured UPVC window to front aspect. Ceiling light.

Garage

9'1" x 16'0" (2.78 x 4.89)



Up and over door to the front aspect. Power and Lighting.

Outside



Externally, the property benefits from a private driveway providing off-road parking, a lawned front garden enclosed by mature hedgerow, and a detached single garage. To the rear, there is an enclosed garden comprising a paved seating area, lawn, gravelled section, and established planted borders, offering a pleasant and private outdoor space.

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



"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.

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 Require 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.

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.

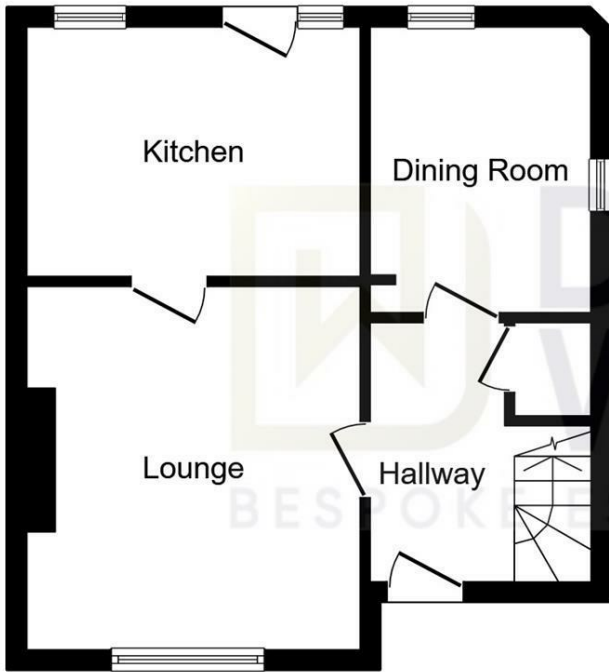
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

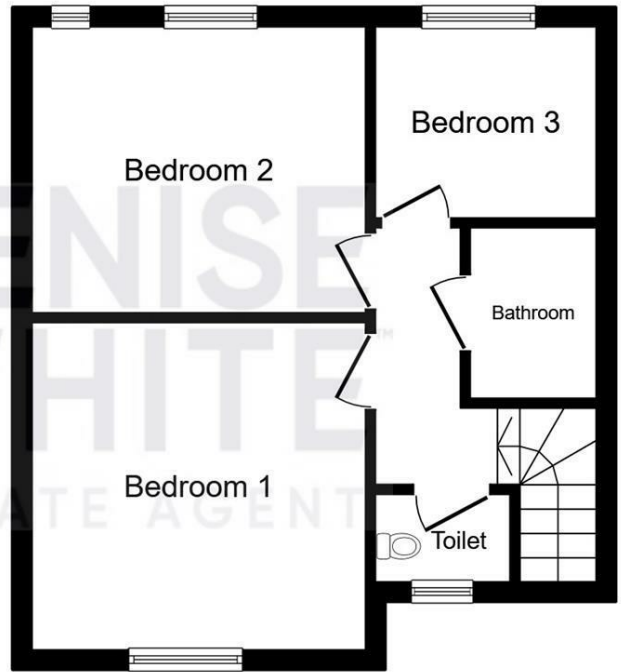
Anti-Money Laundering & ID Checks

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



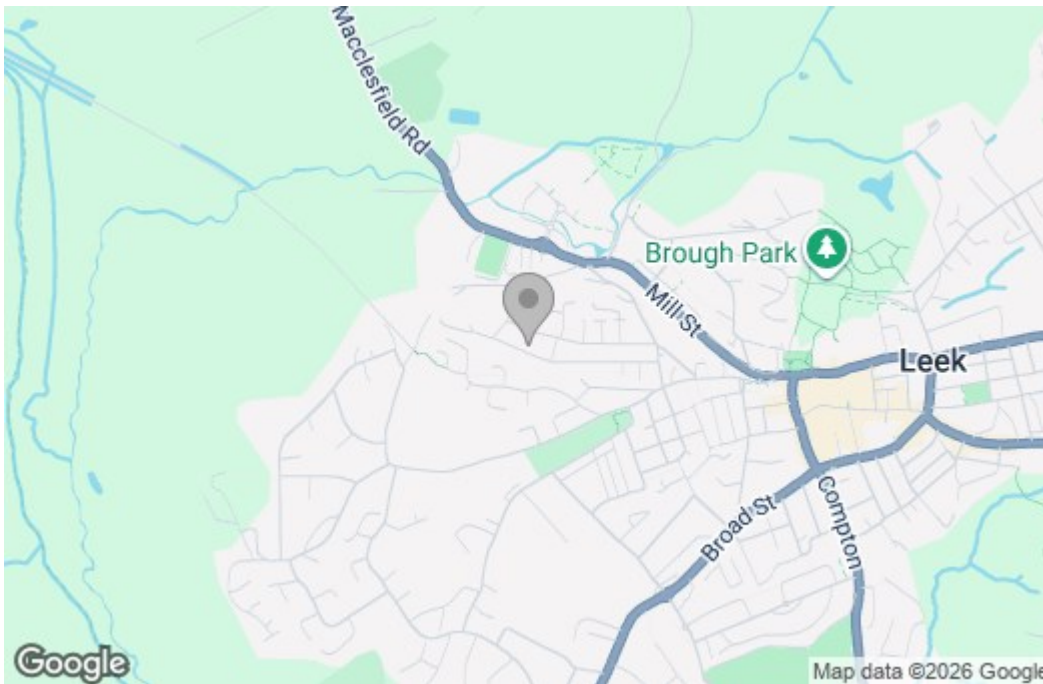
Ground Floor



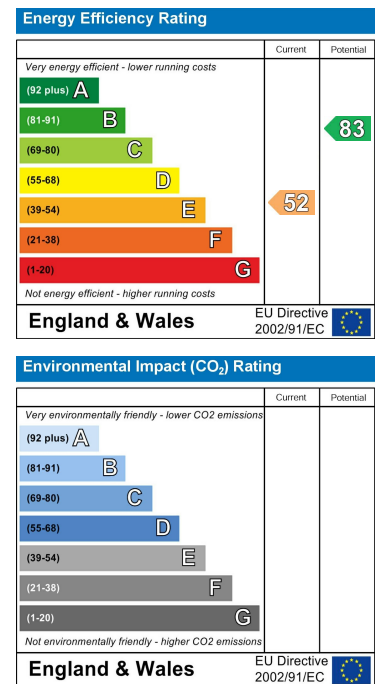
First Floor

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.