



10 Beech Close, Leek, ST13 7AF

Offers In The Region Of £325,000

- Desirable Ladderedge location with attractive views over the neighbouring countryside
- Well-presented three-bedroom semi-detached family home
- Spacious open-plan kitchen/dining room, ideal for modern family living and entertaining
- Separate sitting room providing a comfortable and inviting living space
- Contemporary shower room finished to a high standard
- Three well-proportioned bedrooms offering versatile accommodation
- Gardens to both the front and rear, perfect for outdoor enjoyment
- Private driveway providing off-road parking alongside a garage and useful outbuildings
- Beautiful countryside outlooks creating a peaceful setting
- An excellent opportunity to purchase a move-in-ready home in a sought-after residential area

10 Beech Close, Leek ST13 7AF

Whittaker & Biggs would like to welcome you to this charming semi-detached house on Beech Close, offering a wonderful opportunity for those seeking a move-in-ready home. With three well-proportioned bedrooms, this property is perfect for families or those looking for extra space. The inviting open-plan kitchen and dining room create a warm and welcoming atmosphere, ideal for entertaining guests or enjoying family meals.

The contemporary shower room adds a modern touch, ensuring comfort and convenience for everyday living. The property also boasts a private driveway, providing off-road parking, alongside a garage for additional storage or vehicle space.

One of the standout features of this home is the attractive views over the neighbouring countryside, allowing you to enjoy the beauty of nature right from your doorstep. This semi-detached house is situated in a sought-after residential area, making it an excellent choice for those looking to settle in a friendly



Council Tax Band: C



Ground Floor

Porch

7'2" x 2'5"

UPVC double glazed patio doors to the frontage, UPVC double glazed windows to each side aspect, tiled floor.

Hall

10'10" x 6'7"

Composite double glazed door to the frontage, stairs to the first floor, UPVC double glazed window to the side aspect, radiator, under stair storage cupboard.

Sitting Room

13'10" x 12'4" max measurement

UPVC double glazed window to the frontage, radiator, chimney breast with recess, wood mantle and slate hearth.

Kitchen Diner

20'11" x 10'5"

Two UPVC double glazed windows to the rear, UPVC double glazed door to the side aspect, units to the base and eye level, peninsula breakfast bar, stainless steel sink and drainer, chrome taps, space for a freestanding cooker, space and plumbing for a washing machine, space for a freestanding fridge freezer, space for a dining table and chairs, radiator, pantry with UPVC double glazed window to the side aspect and fixed shelving.

First Floor

Landing

UPVC double glazed window to the side aspect, radiator, airing cupboard housing the Glow Worm combi boiler.

Shower Room

6'10" x 5'8"

UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, radiator.

Bedroom One

13'8" x 10'4" max measurement

UPVC double glazed window to the rear, radiator, built in storage cupboard.

Bedroom Two

13'8" x 10'10" max measurement

UPVC double glazed window to the frontage, radiator, built in wardrobes.

Bedroom Three

9'2" x 7'8"

UPVC double glazed window to the side aspect, radiator, built in wardrobe, loft hatch.

Loft

Boarded, insulated, pull-down-ladder, light.

Externally

To the frontage, tarmac driveway, fence boundary, wall stocked borders.

To the rear, area laid to lawn, hedge and fence boundary, well stocked borders,

greenhouse, outbuildings.

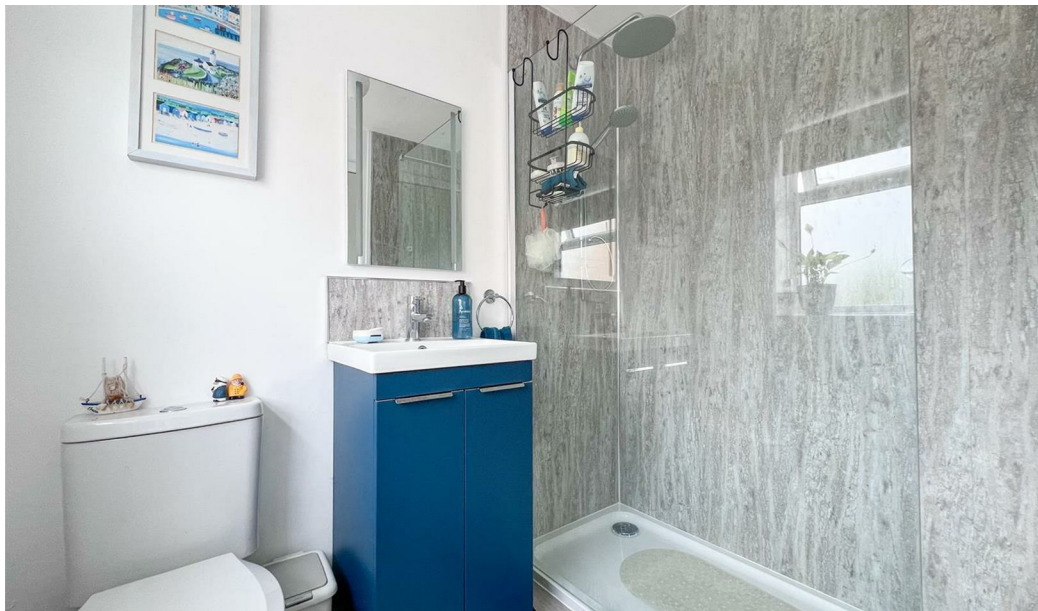
Garage

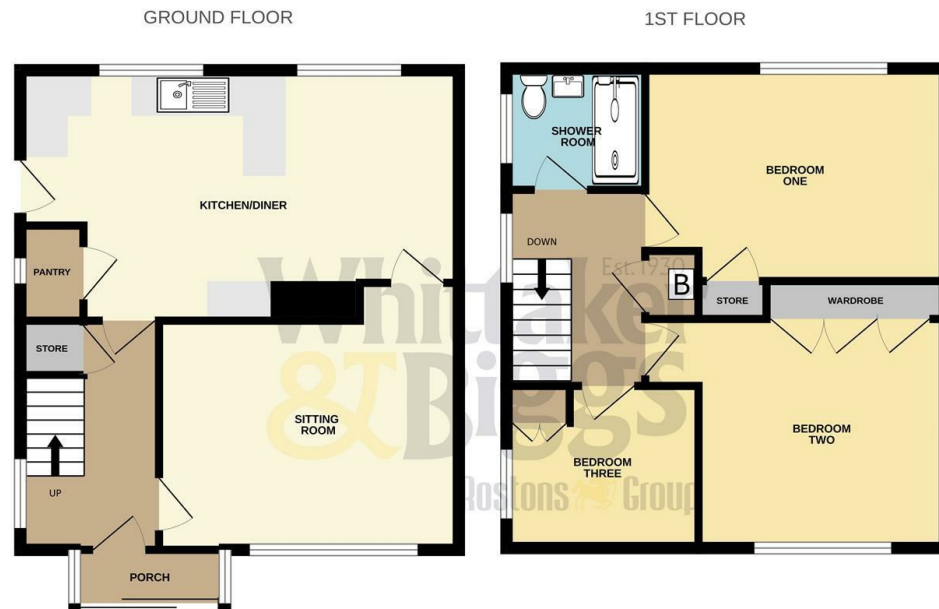
Metal up-and-over door, power and light.

AML REGULATIONS

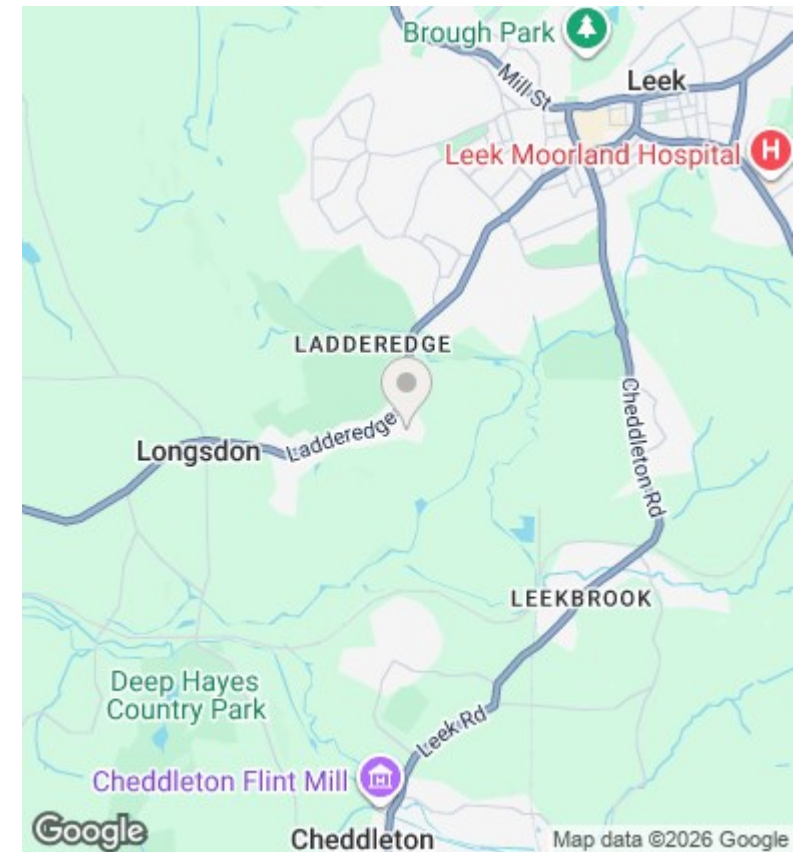
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	