



## 48 Wardle Crescent, Leek, ST13 5PW

Offers Over £200,000

- Stylish three-bedroom home, recently renovated
- Contemporary first floor bathroom with bath and separate shower
- Garden to the front providing attractive kerb appeal
- Bright and spacious dual aspect kitchen diner featuring a modern peninsula
- Three well-proportioned bedrooms offering flexible accommodation
- South facing tiered rear garden with potential to create off-road parking (subject to permissions)
- Comfortable living room ideal for relaxing and entertaining
- Double glazed throughout for improved energy efficiency and comfort
- Situated in a popular and convenient residential area close to local amenities

# 48 Wardle Crescent, Leek ST13 5PW

Whittaker & Biggs are delighted to offer to the market this stylish three-bedroom home located on Wardle Crescent in the charming town of Leek. Built in 1960, this property has been recently renovated to offer a modern living experience while retaining its classic appeal.

As you enter, you will find a bright and spacious sitting room, followed by a dual aspect kitchen diner, which is perfect for both family meals and entertaining guests. The kitchen features a contemporary design with a modern peninsula, providing ample space for cooking and socialising.

The first floor boasts a contemporary bathroom that is both functional and stylish, complete with a bath and a separate shower, ensuring convenience for all family members.



Council Tax Band: B



## Ground Floor

### Entrance

7'6" x 3'11"

UPVC double glazed door with sidelight windows to the frontage, stairs to the first floor, radiator.

### Sitting Room

14'5" x 13'5"

UPVC double glazed window to the rear, radiator, inset ceiling spotlights.

### Kitchen Diner

18'2" x 11'1"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, units to the base and eye level, peninsula breakfast bar, Neff four ring gas hob, Zanussi electric fan assisted oven, integral fridge freezer, composite sink and a half with drainer, chrome mixer tap with spray attachment, space for a dining table and chairs, vertical anthracite column radiator, inset ceiling spotlights, cupboard housing the gas fired wall mounted Ideal combi boiler.

### External Passage

16'7" x 3'4"

Wood door to the frontage, wood door to the rear, two brick storage rooms, WC, light and power.

## First Floor

## Landing

9'0" x 6'11"

Two UPVC double glazed windows to the frontage, loft hatch.

## Bathroom

8'7" x 5'4"

UPVC double glazed window to the frontage, panel bath chrome mixer tap, walk-in shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights, extractor fan, Bluetooth mirror.

## Bedroom One

13'0" x 10'8"

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

## Bedroom Two

10'9" x 10'1" max measurement

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

## Bedroom Three

10'0" x 8'7"

Two UPVC double glazed windows to the frontage, radiator.

## Externally

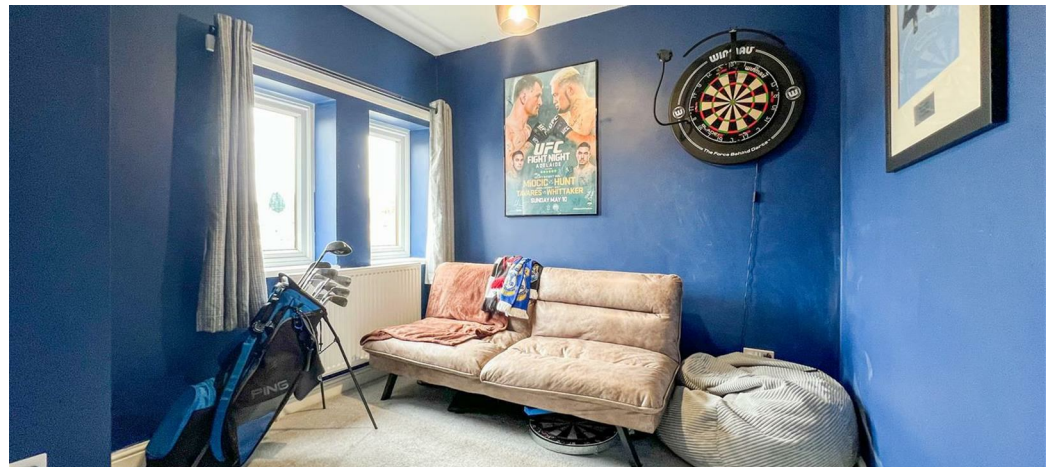
To the frontage, tiered garden, wall boundary, area laid to lawn, mature trees and shrubs.

To the rear, south facing, tiered garden, paved patio with scope for parking, area laid to lawn, mature trees and shrubs, hedge boundary.

## AML REGULATIONS

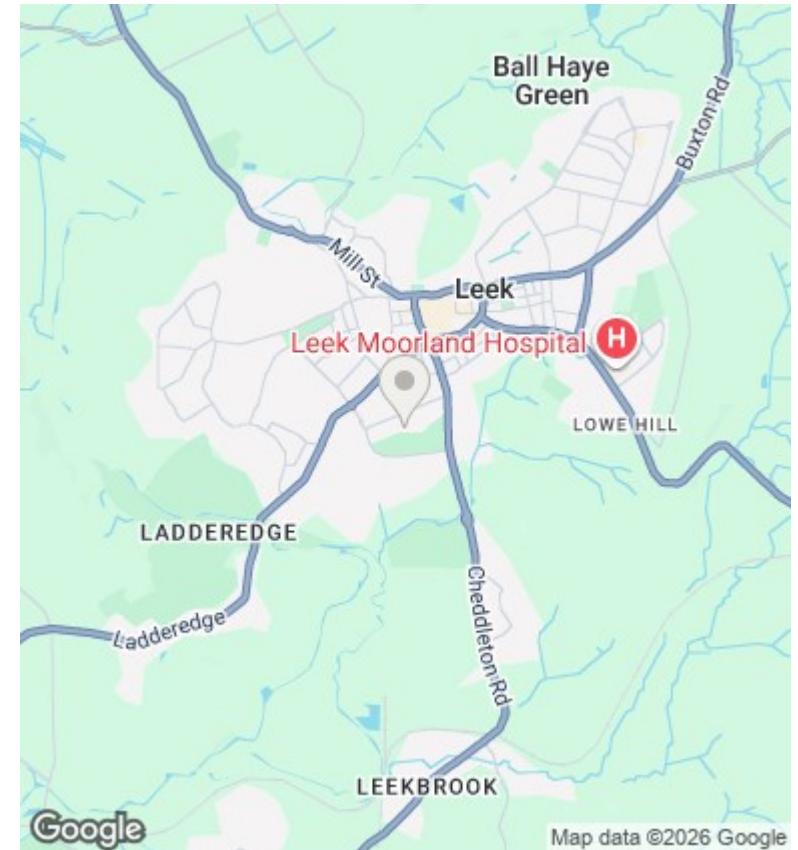
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	