



8 New Street, Leek, Staffordshire, ST13 6EB

Offers in the region of £170,000

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

"Start Your Happy Life Here"

Step into comfort and convenience with this stylish new two-bedroom terrace home with parking, perfectly positioned in the heart of Leek, Staffordshire. Enjoy easy access to local shops, charming cafes, and all the amenities you need—right on your doorstep!

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Agent Comments



Contemporary Living in the Heart of Historic Leek

This stylish two-bedroom terraced home forms part of an exclusive new development, ideally located in the vibrant heart of the historic market town of Leek, Staffordshire. Thoughtfully designed and built by a reputable local developer, the property has been tastefully finished to combine the character of its original structure with the comfort and style of modern open-plan living.

Boasting period charm alongside contemporary convenience, the home features a beautifully presented living area with standout elements such as an exposed brick chimney breast, natural-style wooden flooring, and uPVC sash-style windows. The open-plan layout flows seamlessly into a modern kitchen fitted with ample navy wall and base units, wood-effect worktops, classic white tiling, integrated appliances, and inset spotlighting—perfectly balancing style and practicality. A door from the kitchen provides access to the rear of the property.

Upstairs, the accommodation comprises two well-proportioned bedrooms and a sleek shower room, offering a comfortable and functional layout ideal for modern living.

Externally, the property benefits from off-road parking to the rear, providing both convenience and peace of mind.

Location

Leek is 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 to 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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Living Area

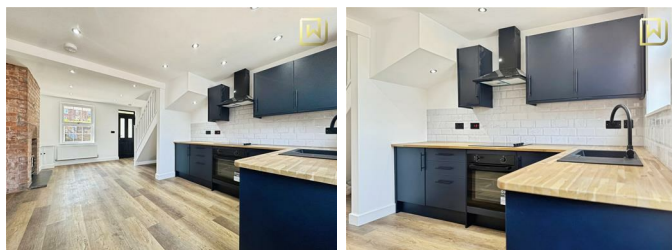
10'8" x 12'2" max (3.26 x 3.73 max)



Wooden design flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Exposed brick fireplace. Electric fire. Stair access leading to 1st floor accommodation. Open Plan access into kitchen. Inset spotlights.

Kitchen Area

12'2" x 9'7" (3.72 x 2.93)



Wooden design flooring. Wall mounted radiator. A range of wall and base units with work surfaces over. Par tiled walls. Integrated Lamona oven & hob. Sink unit. Integrated fridge freezer. Boiler access. UPVC double glazed window to the rear aspect. Access to outside. Inset spotlights.

First Floor Accommodation

Landing - Access to the bedrooms and shower room.

Bedroom One

10'5" x 12'4" max (3.20 x 3.77 max)



Wooden design flooring. Wall mounted radiator. UPVC double glazed windows to the front aspect. Inset spotlights.

Bedroom Two

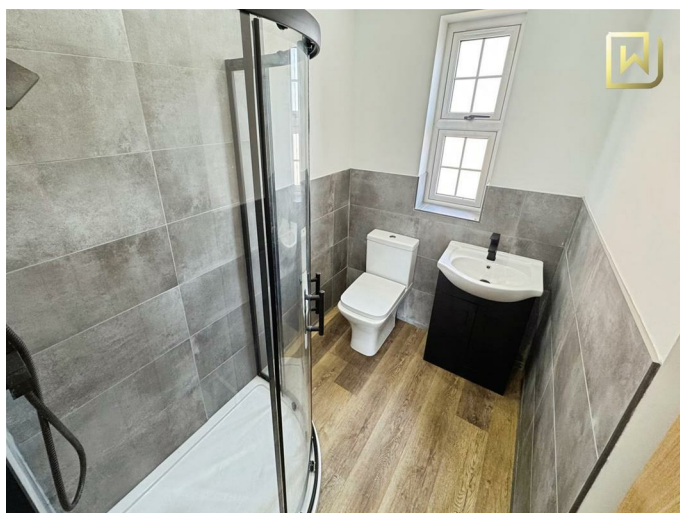
9'7" x 6'11" max (2.94 x 2.12 max)



Wooden design flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Inset spotlights. Loft access.

Shower Room

5'7" x 6'8" max (1.71 x 2.04 max)



Wooden design flooring. Heated towel rail. WC. Wash hand basin. Shower cubicle with rain style shower. Obscured UPVC double glazed window. Inset spotlights.

Outside



To the rear there is off road parking for one car.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band TBC

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



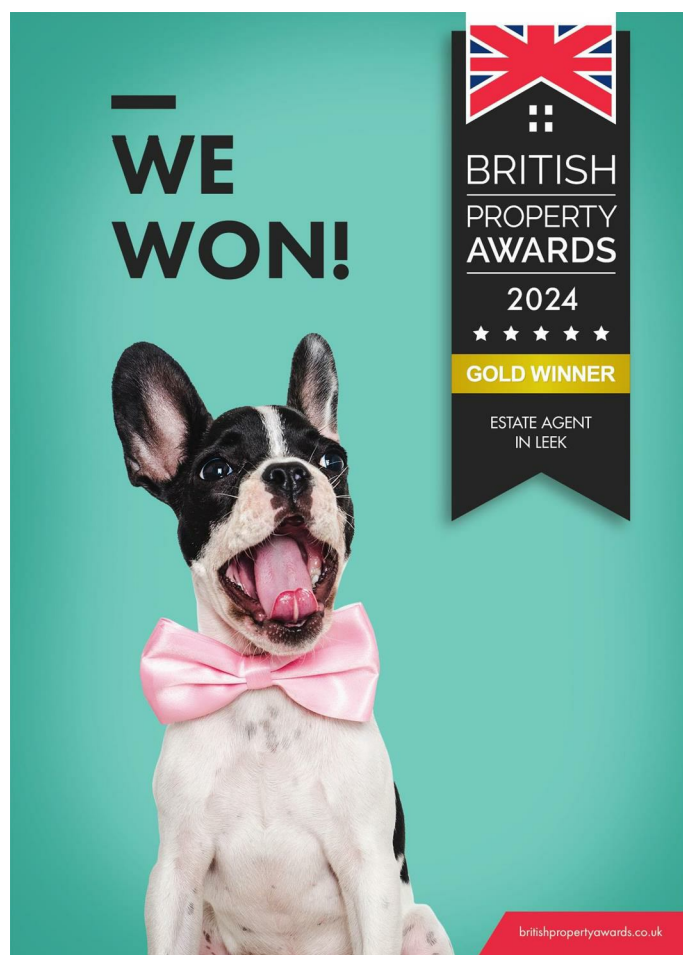
"In a world where you can be anything, be kind"

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.

WE WON!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

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.

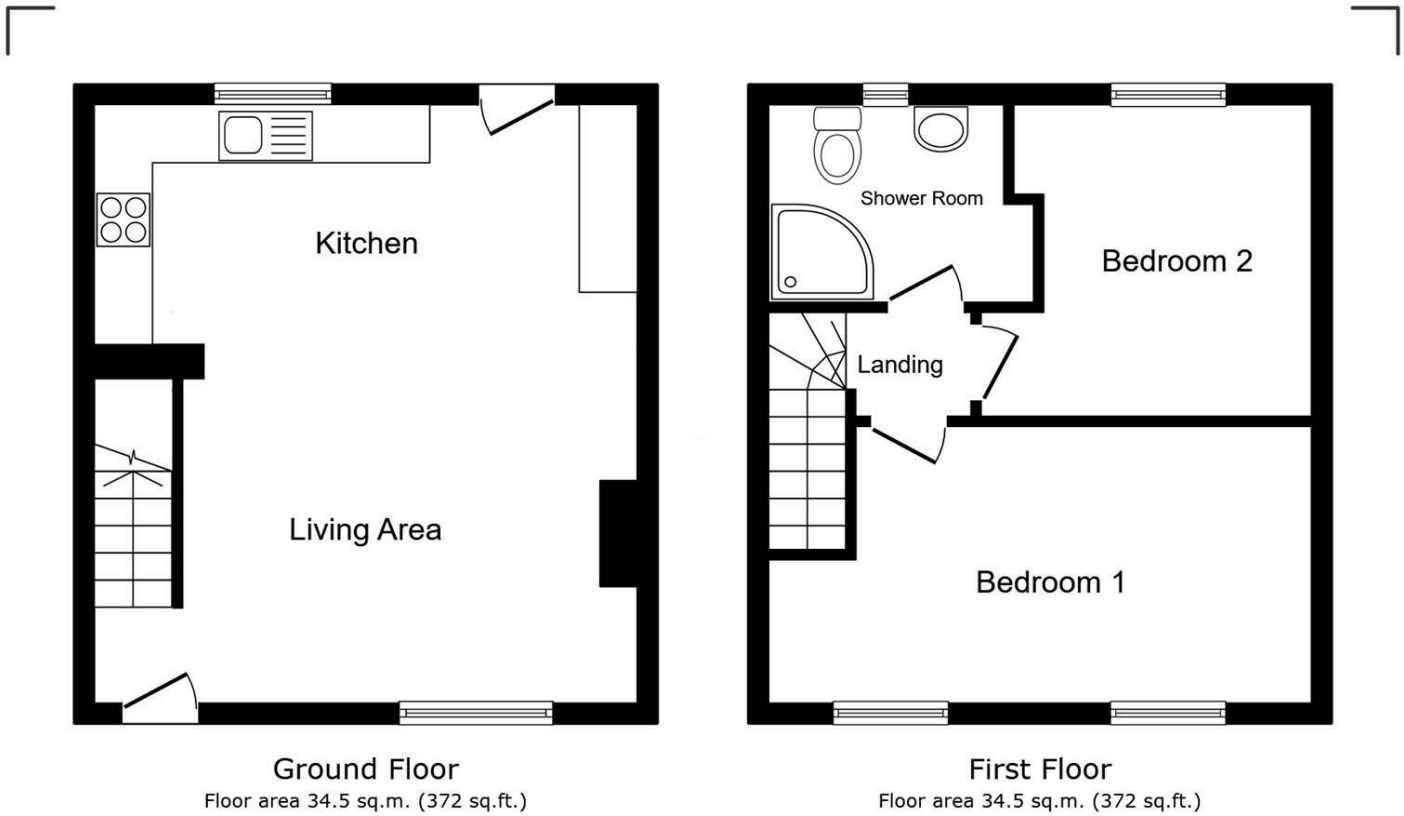
You Will Need A Solicitor!

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.

Do You 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.

Floor Plan

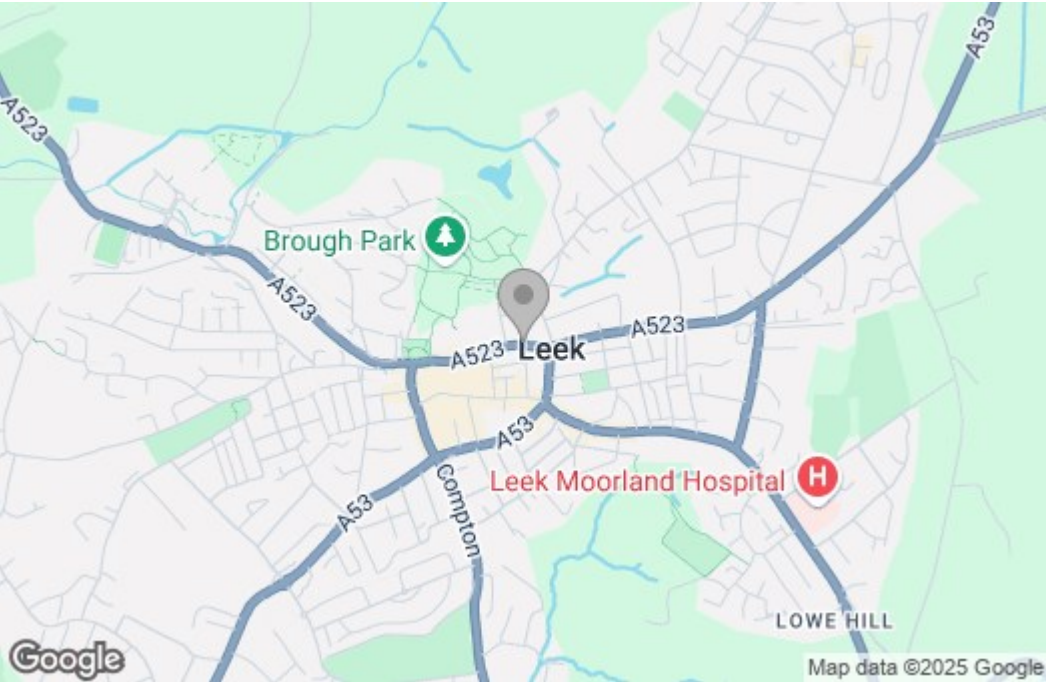


Total floor area: 69.1 sq.m. (744 sq.ft.)

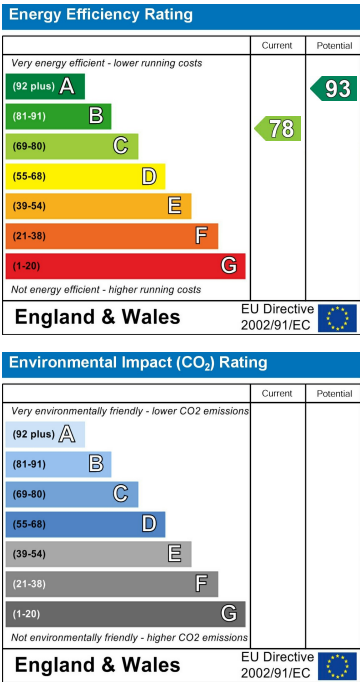
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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.