

## 2 New Street, Leek, Staffordshire, ST13 6EB

**Offers in the region of £160,000**

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

*"Home is everything that you can walk too" Rebecca Solnit*

This beautifully renovated two-bedroom terraced home invites you to enjoy not just a house, but a lifestyle. Located just moments from the vibrant centre of Leek, everything that makes a place feel like home is right on your doorstep—local cafés, independent shops, green spaces, and a welcoming community.

Recently redesigned to offer stylish, contemporary living, this property combines modern comfort with classic charm. Whether you're starting out, settling down, or looking to simplify, here you'll find a home that connects you to everything that matters—just a short walk away.

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

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## Denise White Agent Comments

### Where Heritage Meets Modern Living

Positioned in the heart of Leek's vibrant market town, this beautifully updated two-bedroom terraced home offers the ideal blend of timeless character and contemporary style.

Thoughtfully designed and built by a reputable local developer, the property has been finished to a high standard, preserving elements of its original charm while embracing modern living. The ground floor features a welcoming front lounge, a separate dining area at the rear, and a well-appointed kitchen with French doors opening out to the rear courtyard.

Upstairs, the main bedroom offers generous proportions, while the second bedroom is perfectly suited as a home office, nursery, or dressing room. A sleek and stylish shower room completes the upper level, offering a practical layout tailored to modern lifestyles.

Perfect for professionals, couples, or those looking to downsize without compromise, this home offers both style and convenience in one of Staffordshire's most desirable locations

### 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

10'7" x 12'4" max (3.23 x 3.78 max )



Wooden design flooring. Wall mounted radiator. Fireplace with Multifuel burner. UPVC double glaze window to the front aspect. Access into dining area. Inset spotlights.



## Dining Area

9'6" x 12'3" (2.90 x 3.75)



Wooden design flooring. Wall mounted radiator. Open plan access into kitchen. Stair access leading to 1st floor accommodation. UPVC double glazed window to the rear aspect. Inset spotlights.

## Kitchen

8'8" x 5'3" (2.66 x 1.61)



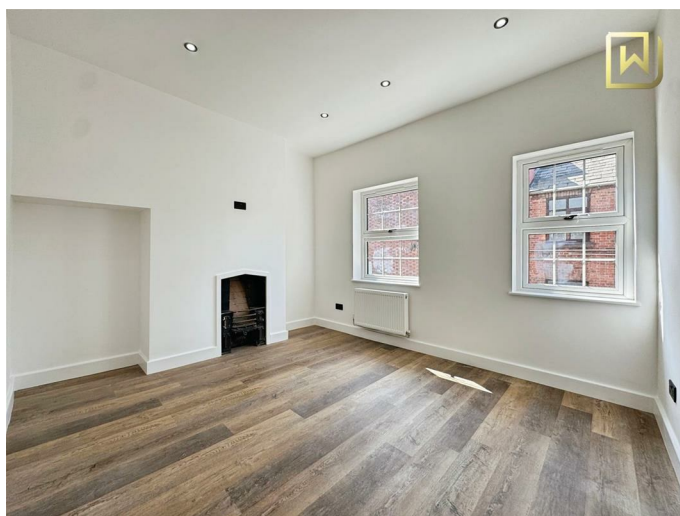
Wooden design flooring. Range of wall and base units. Integrated Lamona hob. Integrated Lamona oven. Sink unit. Access to boiler. Double doors leading to outside. Open plan access into dining area. Inset spotlights.

## First Floor Accommodation

Access to the first floor accommodation

## Bedroom One

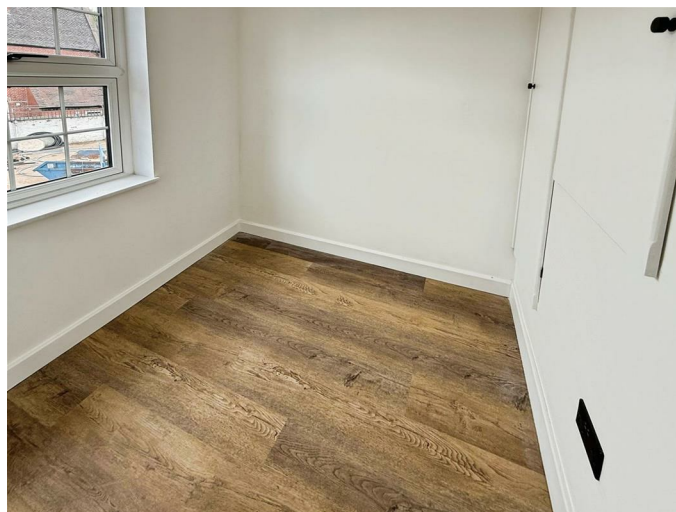
12'5" x 10'6" max (3.81 x 3.21 max)



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

## Bedroom Two

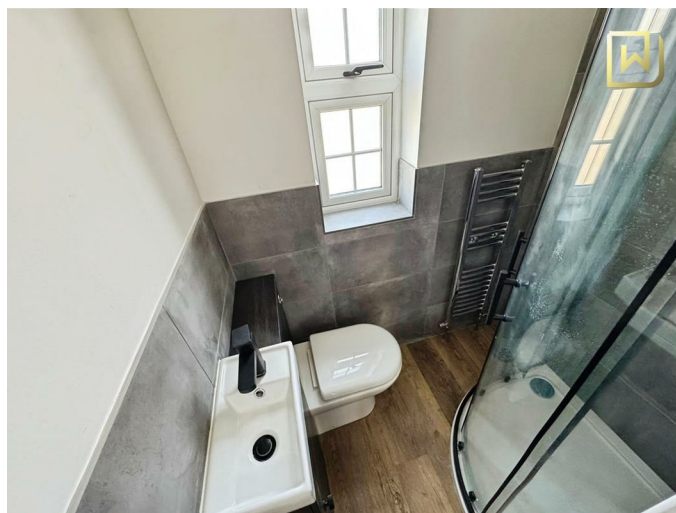
9'11" x 6'4" max (3.03 x 1.95 max)



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

## Shower Room

5'4" x 3'7" (1.65 x 1.11)



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

## Outside



To the rear there is an enclosed yard area with gated access.

### 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



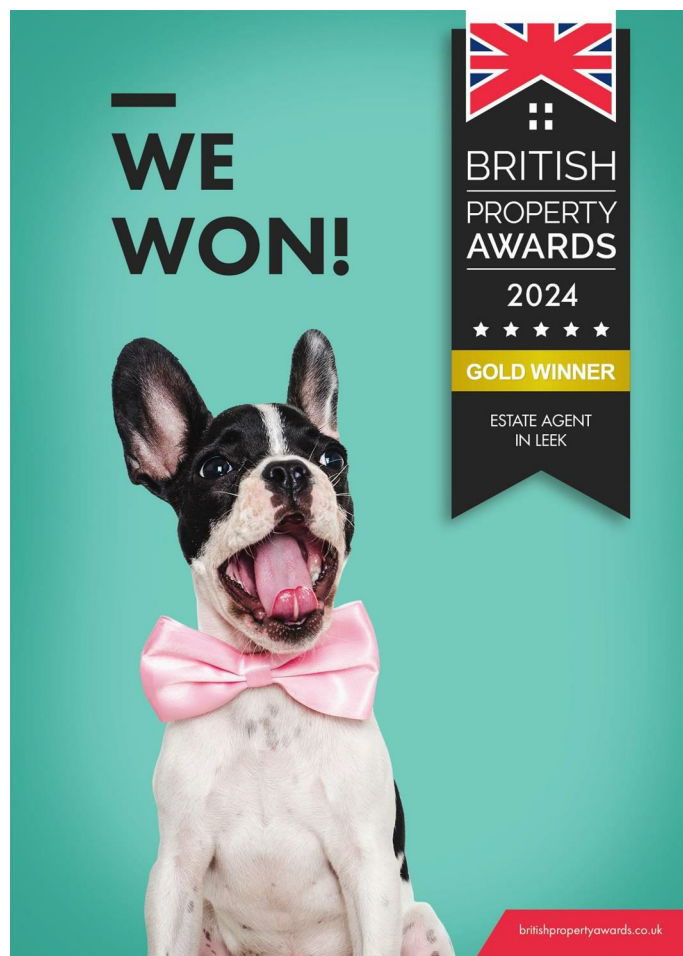
"In a world where you can be anything, be kind"

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 honoured 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!**

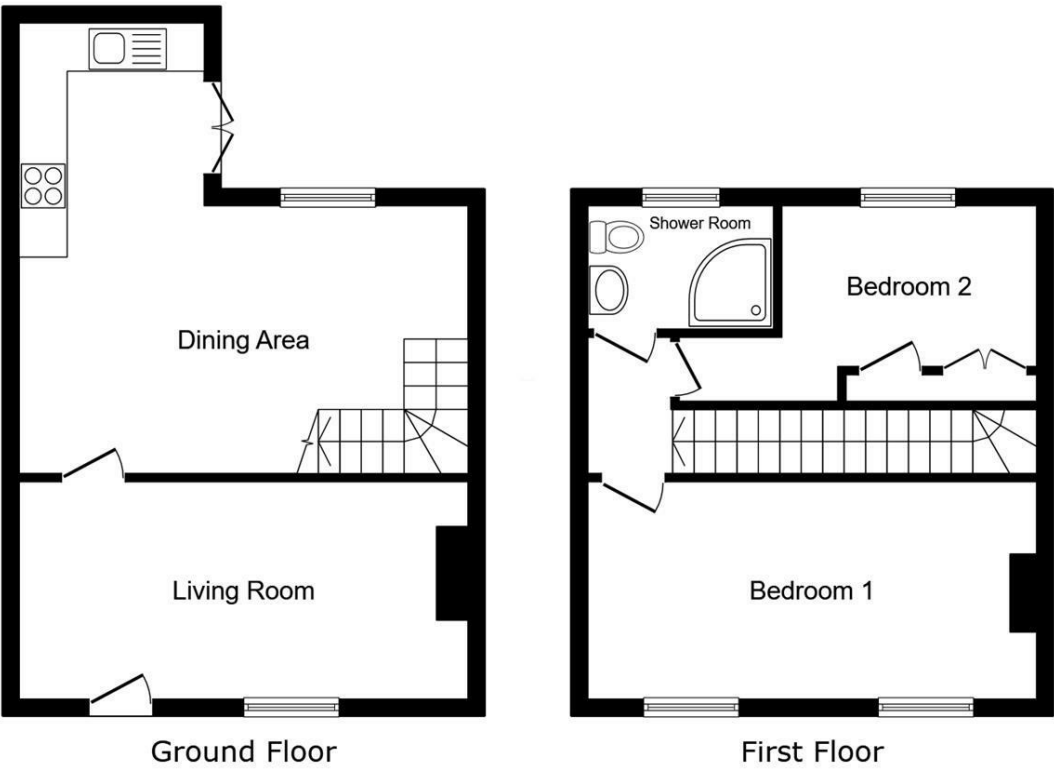
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **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.



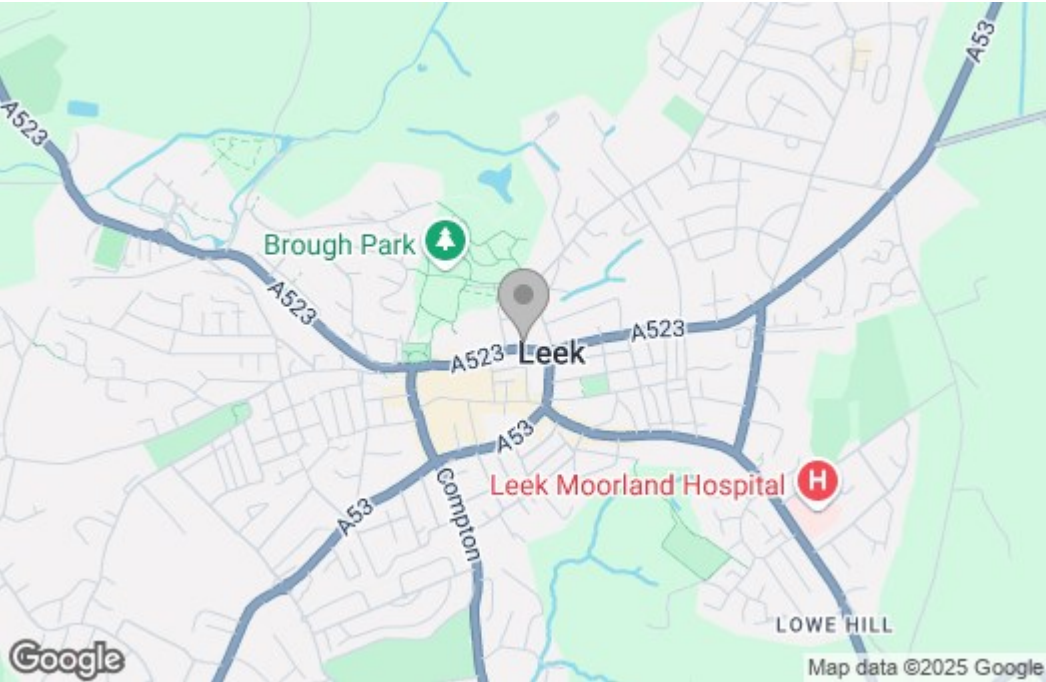
Floor Plan



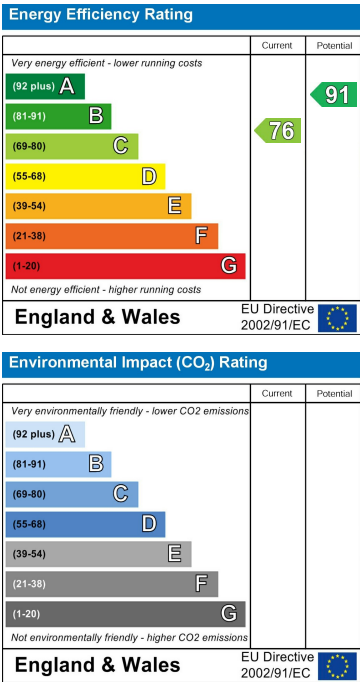
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.