



38 Wellington Street, Leek. Staffordshire, ST13 5EH

Offers in the region of £165,000

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

"There are two things that make a room timeless: a sense of history and a piece of the future." – Charlotte Moss

Step into this beautifully renovated two-bedroom terrace home, where modern living is mixed with its Victorian charm. Over the past few years, this property has undergone a complete transformation, offering two inviting reception rooms, a contemporary kitchen with a utility area, two spacious double bedrooms, and a stylish bathroom. The landscaped rear garden enhances the appeal, providing an outdoor space to enjoy.

Denise White's Comments



Nestled just a short stroll from the town centre of Leek, this exceptionally spacious two-bedroom Victorian terrace offers a seamless blend of classic charm and modern sophistication. With a landscaped garden at the rear and generous living spaces throughout, this home has been thoughtfully refurbished to cater to contemporary lifestyles.

The accommodation features an inviting dining room, a cosy lounge, and a sleek modern kitchen complete with a utility area. Upstairs, you will find two well-proportioned double bedrooms and a stylish bathroom, boasting a freestanding bath and a corner shower cubicle.

This property is an ideal opportunity for first-time buyers, those looking to downsize, or investors seeking a rental income of approximately £800 per calendar month in the current market.

Don't miss your chance to explore all the valuable features this remarkable home has to offer!

Location

Location - Located on a well established residential street, within what is classed as the west end of Leek.

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.

Ground Floor Accommodation

Dining Room

11'4" x 11'7" (3.47 x 3.55)



The front room is currently utilised as a study/dining room and is highly versatile. It features exposed wooden flooring, a radiator, and a space for an electric fire accentuated by an exposed brick feature and quarry-tiled half. This room also has a UPVC double-glazed window to the front aspect, a UPVC front door, a ceiling light, and access to the lounge.

Lounge

12'8" x 11'3" (3.88 x 3.44)



The lounge boasts modern parquet style designer flooring, a radiator, and a striking feature fireplace with exposed brick and stone lintel elements, along with a raised quarry hearth. UPVC double-glazed French doors lead out to the rear, allowing ample natural light. This space includes a ceiling light,

under-stairs storage, and convenient access to the kitchen.

Kitchen

5'11" x 9'11" (1.82 x 3.04)



The kitchen is designed with a contemporary grey range of wall and base units, offering ample work surfaces. It features an electric hob and oven with an extractor hood above, a stainless steel sink unit with drainer and central tap, and a UPVC double-glazed window to the side aspect. Additional highlights include space for a fridge freezer, a wall-mounted contemporary radiator, and an integrated microwave.

Utility Area

5'10" x 2'6" (1.78 x 0.77)

From the kitchen, you can access a useful utility space equipped with plumbing for a washing machine, a wall-mounted combi boiler, a radiator, a skylight, and a ceiling light. The kitchen and utility area are elegantly finished with exposed wooden floor covering.

First Floor Accommodation

Landing Space

The landing area is also fitted with carpet, featuring a radiator, ceiling lights, and loft access via a loft ladder.

Bedroom One

11'4" x 11'10" (3.46 x 3.62)



Bedroom One is a generously sized double room, complete with fitted carpet, a radiator, and a UPVC double-glazed window to the front aspect. The room benefits from a ceiling light and a substantial storage cupboard located over the stairs, which provides both hanging and shelving space.

Bedroom Two

13'1" x 8'4" (4 x 2.56)



Bedroom Two is another good-sized double room, with a fitted carpet, a ceiling light, and a radiator. This room features a UPVC double-glazed window that overlooks the rear aspect.

Bathroom

9'11" x 6'0" (3.04 x 1.84)



The bathroom showcases a stylish black-and-white design complemented by grey flooring. It includes a vanity wash hand basin with storage underneath, a freestanding bath with a central tap, a WC, and a shower cubicle equipped with a rain-style shower and shower attachment. Additional amenities include a heated towel rail, inset spotlighting, an extractor fan, and a frosted UPVC double-glazed window facing the rear.

Outside



The rear features an enclosed yard area with a storage shed, leading to a garden that is beautifully laid with lawn and a raised deck area, perfect for outdoor relaxation and entertainment.

Agents Notes.....

Freehold

All Main Services Connected

PLEASE NOTE - The seller of the property is a relative of the Director of Denise White Estate Agents LTD

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 Denise White Estate Agents



"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.

Do You Need Help With 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.

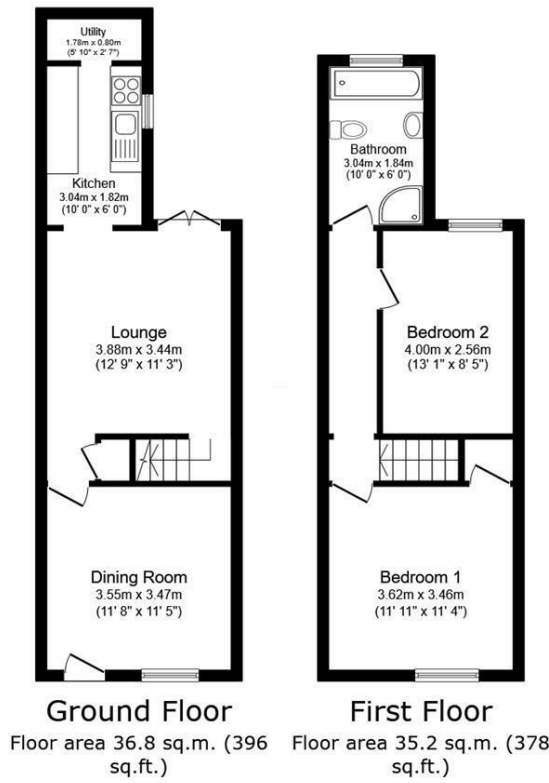
Do You Have A Property To Sell or Rent ?

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.

Floor Plan

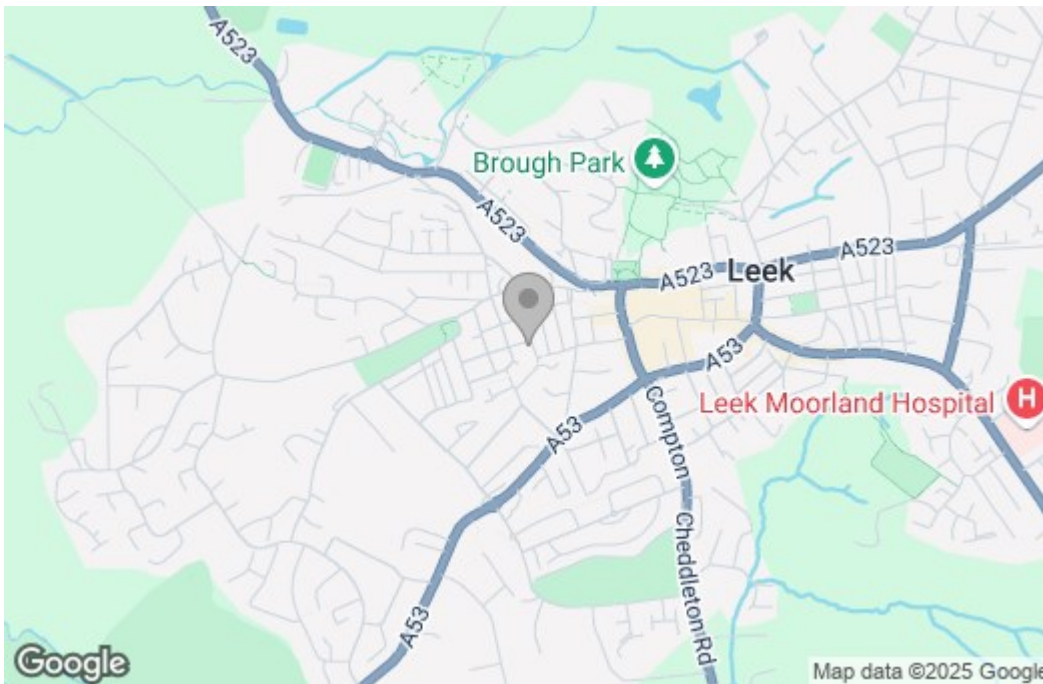


Total floor area: 72.0 sq.m. (775 sq.ft.)

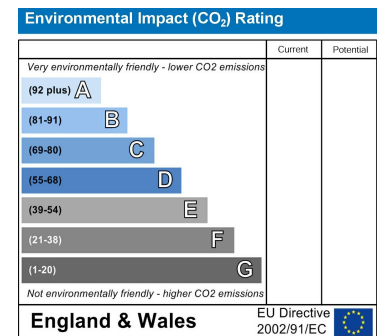
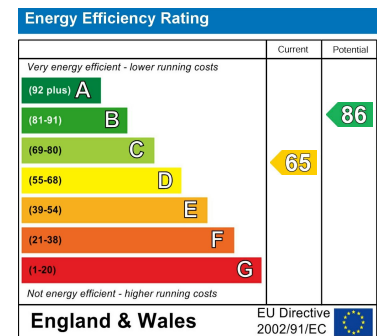
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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