



5 James Street, Leek, ST13 8BQ
Offers in the region of £169,995

"There's nothing quite like the thrill of turning the key in your very first front door." - Unknown

Situated on the outskirts of the town centre, this three-bedroom mid-townhouse offers the perfect blend of space, convenience, and style. With well-proportioned accommodation throughout, it's ideal for those looking to add their own finishing touches and create a dream home tailored to their taste.

Denise White Estate Agents Comments

Nestled in a popular and established residential area, this beautifully renovated three-bedroom mid-terrace property offers a harmonious blend of classic charm and contemporary style. Recently modernised throughout, the home is move-in ready while offering buyers the exciting opportunity to add their own finishing touches – with flooring required throughout (excluding the kitchen diner) – making it the ideal canvas for a personalised space.

Upon entering, you're greeted by a welcoming entrance hall that sets the tone for the rest of the home. The well-proportioned living room to the front is bathed in natural light, thanks to a generous bay window, and provides a cosy yet spacious setting for relaxing or entertaining.

To the rear lies the heart of the home: a stylish kitchen diner complete with elegant shaker-style cabinetry and contemporary finishes. A useful adjoining utility room leads directly out to an enclosed, low-maintenance paved yard with mature perennials including hydrangea, peony, and honeysuckle – a private space to enjoy the outdoors.

Completing the ground floor is a neutral, well-appointed bathroom fitted with a three-piece suite.

Upstairs, the property boasts three bedrooms: two spacious doubles and a versatile single bedroom. The two doubles feature charming partly vaulted ceilings and built-in storage, adding both character and practicality. The principal bedroom, located to the front, benefits from a large bay window with pleasant views overlooking the historic Waterloo Mill. Bedroom three is ideally suited as a child's bedroom or home office, enhanced by a cleverly positioned skylight that fills the space with natural light.

Externally, the property enjoys a small forecourt to the front, enhancing its kerb appeal and providing a welcoming approach.

Decorated in warm, calming tones throughout, this home offers a perfect blend of completed high-quality renovations with the potential for buyers to add their own final touches. A must-see for first-time buyers, small families, or those looking for a stylish and characterful home in a well-connected location.

Location

Located on the outskirts of the town centre.

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.

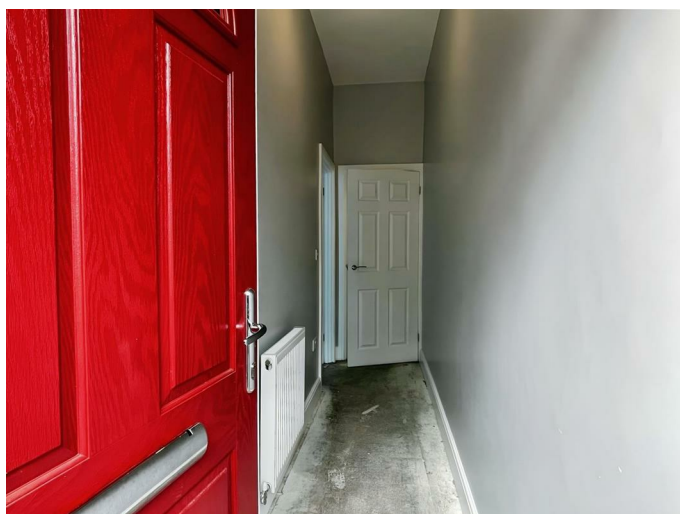
Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

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.

Entrance Hall

3'0" x 12'10" (0.93 x 3.93)



Wall mounted radiator. Composite door to the front aspect. Ceiling light.

Living Room

9'3" x 13'10" into bay (2.83 x 4.23 into bay)



Wooden flooring. Wall mounted radiator. Storage cupboard housing gas meter. UPVC double glazed bay window to the front aspect. Ceiling light.

Kitchen Diner

14'1" x 8'2" (4.30 x 2.50)



Wood effect flooring. Wall mounted radiator. Stairs to the first floor accommodation. UPVC double glazed window to the rear aspect. Shaker style wall and base units with laminate work surfaces above. Integrated electric oven with electric hob and extractor fan above. Stainless steel sink and drainer unit with mixer tap above. Under stairs storage with access to cellar. Ceiling light.

Utility

4'5" x 10'1" (1.37 x 3.08)



Continued wood effect flooring. Laminate worksurface with undercounter space for washing machine. Wall unit. Belfast sink with taps above. Large storage cupboard. Wooden door to the rear aspect.

Bathroom

7'8" x 5'1" (2.36 x 1.55)



Continued wood effect flooring. Low level WC. Pedestal wash hand basin. Fitted bath with shower attachment and glass shower screen. Wall mounted radiator. Obscured UPVC double glazed window to the side aspect. Inset spotlights.

First Floor Landing

Wooden flooring. Wall mounted radiator. Inset spotlights.

Bedroom One

12'10" x 11'9" into bay (3.92 x 3.59 into bay)



Wall mounted radiator. UPVC double glazed bay window to the front aspect. Storage cupboards. Ceiling light.

Bedroom Two

12'7" x 10'4" (3.86 x 3.16)



Wall mounted radiator. UPVC double glazed window to the rear aspect. Storage cupboard housing combination boiler. Storage cupboard. Ceiling light.

Bedroom Three

7'5" x 9'9" (2.28 x 2.98)



Wall mounted radiator. Skylight. Loft access. Ceiling light.

Outside



To the rear of the property is an enclosed paved yard with gated access.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

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 advice.

Property To Sell?

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 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 Require 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.

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.

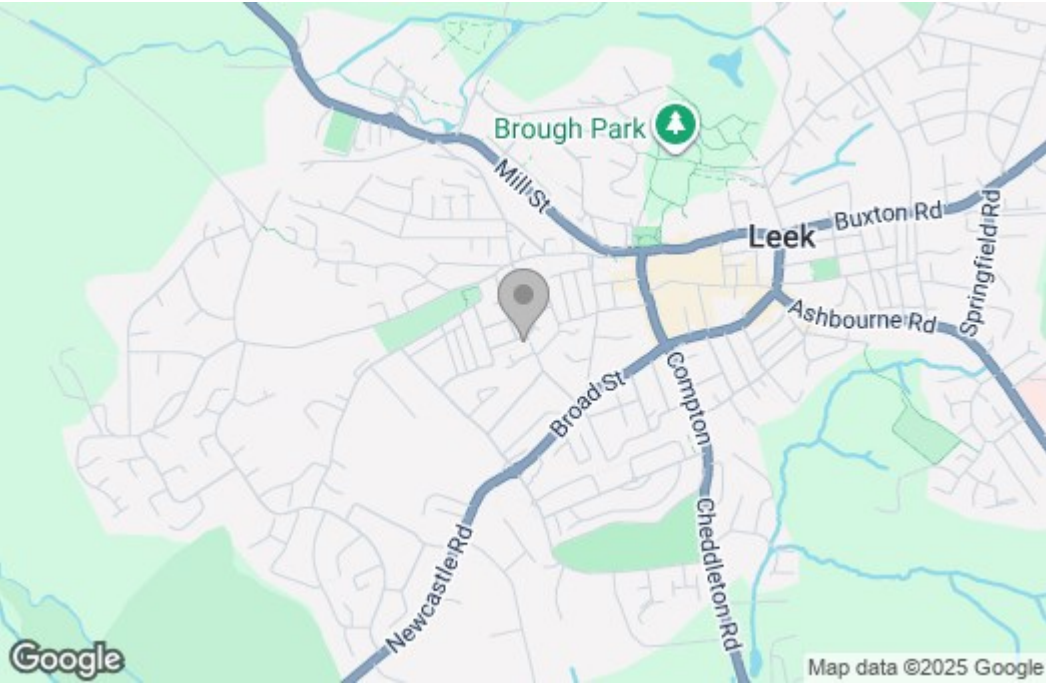
Floor Plan



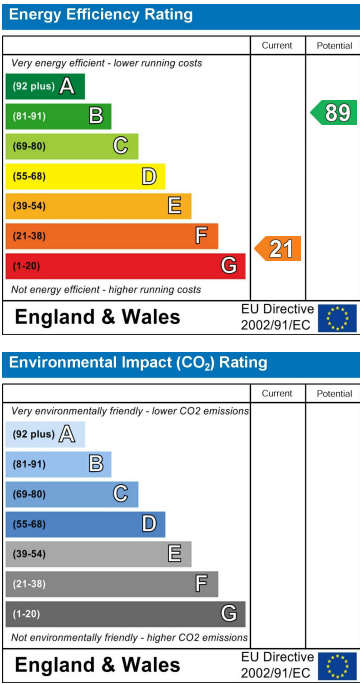
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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.