



### **3 Jubilee Terrace, Leek, ST13 8DR**

**£130,000**

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

"The thrill of a new home lies not in what it is, but in what it can become"

An exciting opportunity to acquire a Two Bedroom Terraced House in need of full modernisation, set in a popular location in the West End of Leek. Offering spacious and versatile accommodation together with a private rear yard and further garden area.

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

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### Denise White Estate Agents Comments

An exciting opportunity to acquire a Two Bedroom Terraced House set in a popular location in the West End of the Market Town of Leek. In need of full modernisation, the property provides a blank canvas for you to create your ideal home!

To the Ground Floor, an Entrance Porch leads into an Open Plan Living and Dining Area, with dual aspect windows, from which stairs lead to the First Floor and a door leads through to the Kitchen which is positioned at to the rear of the property.

To the First Floor, a good sized Double Bedroom is positioned to the front aspect, with a generous Single Bedroom located to the rear, alongside a good sized Shower Room.

The property benefits from Gas Central Heating and partial uPVC double glazing.

Externally, there is a small forecourt to the front of the property, and a private walled yard area to the rear, with a brick built store and gated access which leads across a pathway to a further garden area.

Located a short walk from local shops and the highly regarded West End Schools, and just a short distance from Leek Town Centre and its wide selection of independent shops, cafes, pubs and restaurants, as well as a selection of churches and the library.

Ideal for First Time Buyers and Investors. Viewing Essential!

### Location

Located in a popular location in the West End of the Market Town of Leek, within a short walk of local shops and highly regarded schools, and just a short distance from Leek Town Centre.

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.

### Entrance Porch

2'11" x 4'11" (0.90 x 1.52)

Wooden entrance door to the front aspect. Ceiling light. Door leading into:-

### Open Plan Living Dining Room

13'1" max x 24'1" max (4.00 max x 7.35 max)

Carpet. Two Radiators. uPVC windows to the front and rear aspects. Stairs leading to the First Floor. Two ceiling lights. Door leading into:-

### Kitchen

9'4" x 6'3" (2.86 x 1.92)

Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Spaces for cooker and fridge freezer. Plumbing for automatic washing machine. uPVC window to the side aspect. Ceiling light. Door leading to the rear yard.

### First Floor Landing

Carpet. Loft access. Wall light. Doors leading into:-

### Bedroom One

9'10" x 13'1" (3.01 x 4.01)

Carpet. Radiator. uPVC window to the front aspect. Built in storage cupboard. Ceiling light.

### Bedroom Two

10'7" x 10'0" (3.25 x 3.05)

Carpet. Radiator. Window to the rear aspect. Ceiling light.

### Shower Room

12'7" x 6'4" (3.84 x 1.94)

Recently fitted with a new shower cubicle, low level WC and pedestal wash hand basin. Carpet. Radiator. Obscured uPVC window to the rear aspect. Airing cupboard. Wall mounted boiler.

### Outside

To the front of the property there is a small forecourt. To the rear there is a private walled yard with a brick built store, and gated access leads across a pathway to a further triangular garden area.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

### 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!

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2024 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as

the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **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.

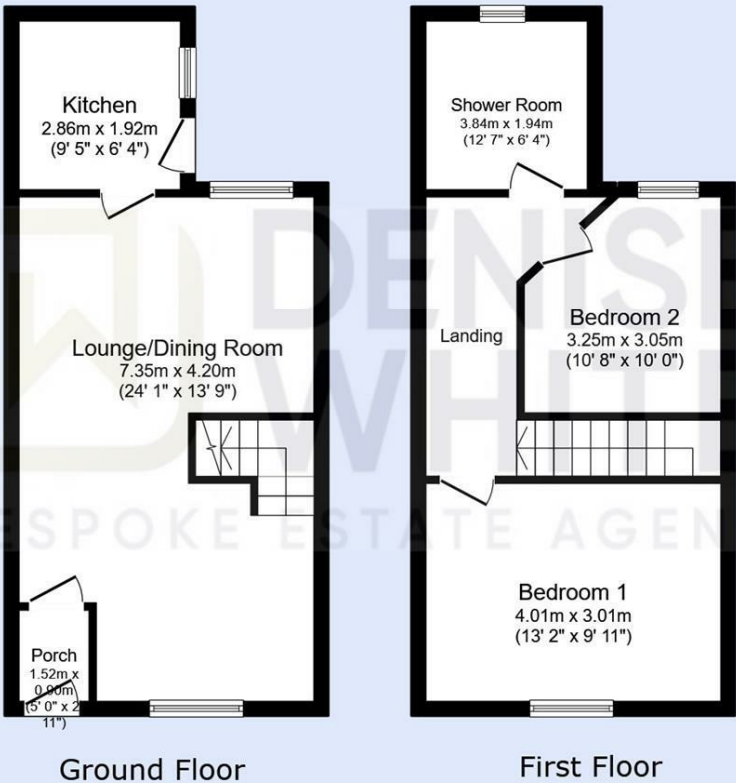
### **You Need A Solicitor!**

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 Need 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.

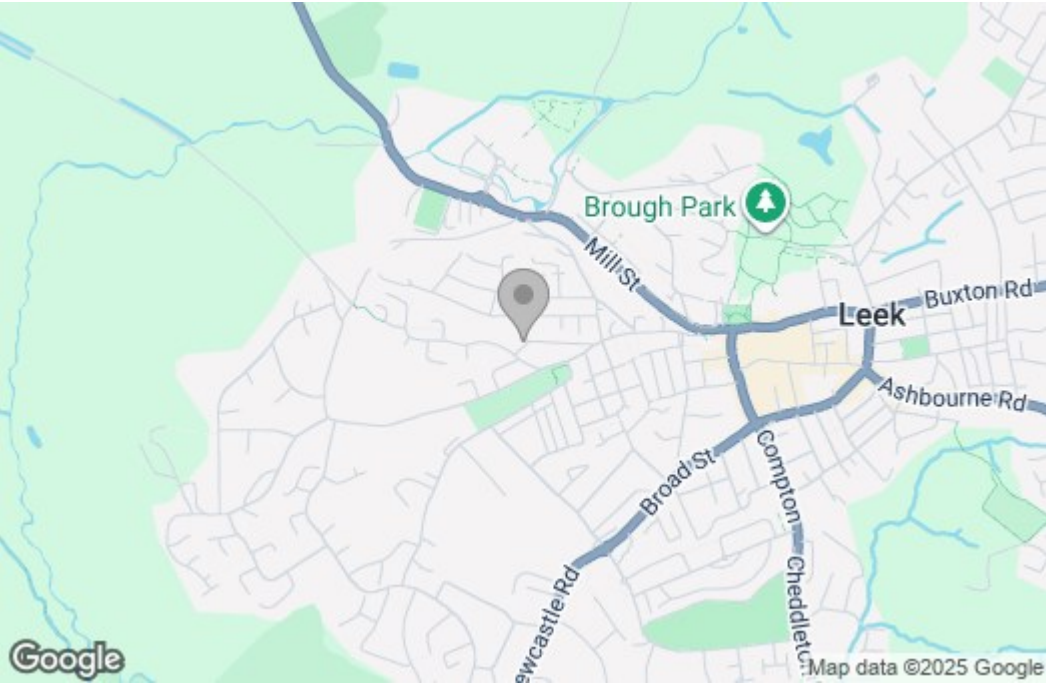
Floor Plan



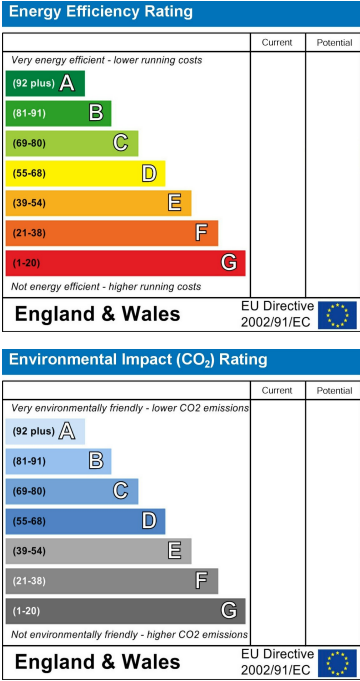
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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