



19 Wellington Street, Leek, ST13 5EH

Asking price **£125,000**

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

"There is little else in life so reassuring as a genuine welcome in a small town." - Kate Douglas Wiggin

A well-presented and neutrally decorated two-bedroom mid-terrace property, occupying a tucked away yet central position within easy reach of the town centre and local amenities. Benefitting from extended ground floor accommodation, the property is ideally suited to first-time buyers, investors, or downsizers.

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

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Denise White Estate Agents Comments

Located on the outskirts of the popular market town of Leek town centre, this well-presented two-bedroom mid-terrace property offers spacious accommodation in a convenient and well-connected setting.

To the ground floor, the property features a generous living room which leads through to a spacious kitchen diner. Neutrally decorated throughout, the home provides a bright and welcoming atmosphere ready for a purchaser to make their own. The kitchen is fitted with shaker-style cabinetry and offers access to a private and well-maintained rear yard. A well-appointed bathroom featuring corner bath completes the ground floor accommodation.

To the first floor, there are two well-proportioned double bedrooms, both benefitting from high ceilings which enhance the sense of space and natural light throughout.

Tucked away on a popular residential street whilst remaining within easy walking distance of the town centre and a range of local amenities, the property would be ideally suited to first-time buyers, investors, or downsizers seeking a comfortable and conveniently located home.

Location

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.

Living Room

10'2" x 11'10" (3.10 x 3.62)



Wood effect laminate flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. UPVC door to the front aspect. Cupboard built into alcove housing consumer unit. Ceiling light. Access into: –

Dining Area

10'2" x 11'10" (3.11 x 3.63)



Wood effect laminate flooring. Wall mounted radiator. Stairs to the first floor accommodation. Ceiling light.

Kitchen Area

10'11" x 9'6" (3.33 x 2.91)



Continued Wood effect laminate flooring. Range of shaker style wall and base units with laminate worktops above. Integrated stainless steel drainer unit with mixer tap above, electric oven, electric hob with extractor fan above. Wall mounted combination boiler. Wall mounted radiator. UPVC double glazed window to the rear aspect. UPVC door to the side aspect. Access into: –

Bathroom

7'3" x 5'2" (2.22 x 1.59)



Vinyl flooring. Pedestal wash hand basin. Low-level WC. Wall mounted towel rail. Corner bath with shower attachment. Obscured UPVC double glazed window to the rear aspect. Extractor fan. Ceiling light.

First Floor Landing

Fitted carpet. Ceiling light.

Bedroom One

10'2" x 11'11" (3.12 x 3.64)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom Two

10'2" x 9'1" (3.11 x 2.79)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light. Loft access.

Outside



Externally the property features a private rear yard which is partially paved and turfed with a dry stone wall to the rear. There is a right of way for bins across the rear of 17 and 15.

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 advise.

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!



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 2025 & 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!

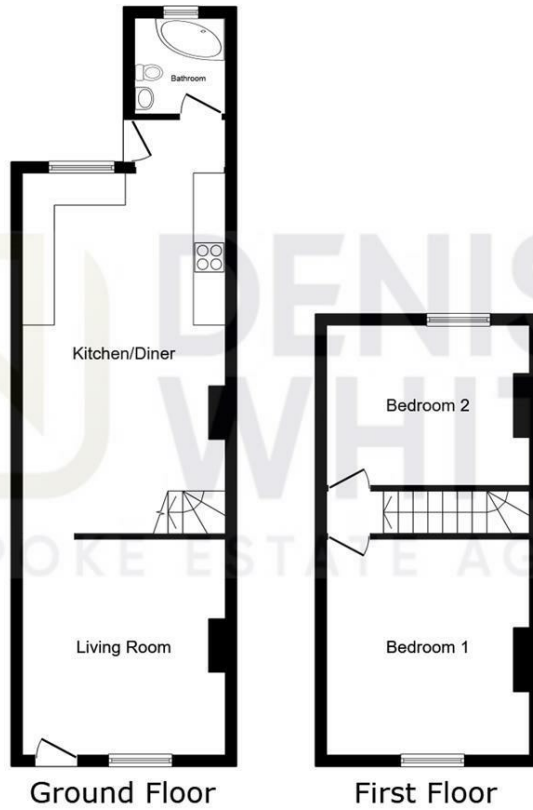
Anti-Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Rental Income

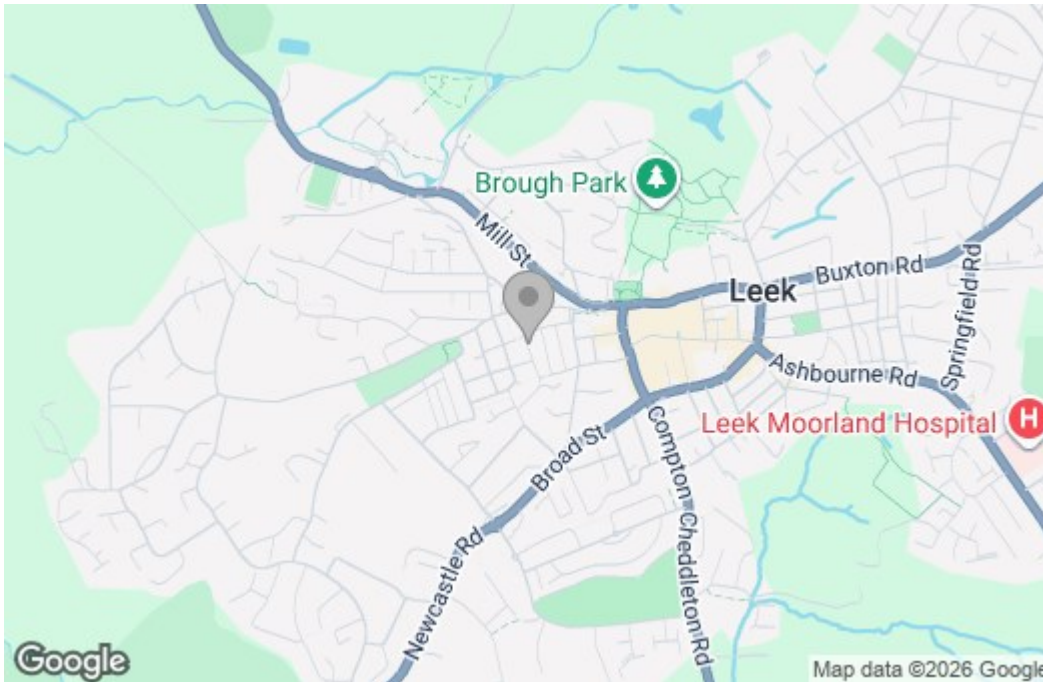
We would expect this property to achieve £725 - £750 per calendar month which would equate to an annual yield of 6.92% - 7.2%

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.