DENISE WHITE™
BESPOKE ESTATE AGENT









30 Queens Drive, Leek, ST13 6QG

Asking price £100,000

"Enjoy the little things, for one day you may look bakc and realise they were the big things" ~ Robert Brault

A spacious ground floor two-bedroom apartment, occupying a popular residential position on Queens Drive, within the Haregate Estate in the east end of Leek. The property offers well-proportioned accommodation, including a generous lounge, two double bedrooms and a practical kitchen, together with the added benefit of its own private front and rear gardens. Conveniently located within walking distance of local shops, amenities, public houses and schools, the property would make an ideal purchase for first-time buyers, investors or those looking to downsize.

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

Denise White Estate Agents Comments

Situated in the popular residential location of Queens Drive, on the Haregate Estate in the east end of the market town of Leek, this well-proportioned ground floor apartment offers spacious and comfortable accommodation, together with the added benefit of its own private garden space.

Conveniently positioned within a short walking distance of a range of local amenities, including shops, a pharmacy, fish and chip shop, public houses, community centre and local schools, the property is ideally placed for everyday convenience.

Upon entering, an entrance hallway provides access to the accommodation, leading through to a particularly generous lounge positioned to the rear of the property. This inviting reception space offers ample room for both comfortable lounge furniture and, if desired, a dining table and chairs, with pleasant views across the rear garden. An attractive fireplace provides an appealing focal point, housing an electric log-burning style stove.

The kitchen is positioned to the front aspect and provides a compact yet practical space, fitted with a range of wall and base units fitted with work surfaces and provision for under-counter appliances.

There are two well-proportioned double bedrooms, with the principal bedroom enjoying a pleasant rear aspect overlooking the garden. This is a particularly spacious room, offering ample room for a range of bedroom furniture. The second bedroom is positioned to the front aspect and provides a comfortable double room, further benefiting from a useful built-in wardrobe.

Completing the internal accommodation is a separate shower room and WC, conveniently accessed from the entrance hallway.

Externally, the property enjoys its own private outdoor space to both the front and rear. To the front is a paved garden area, with gated side access leading through to the private rear garden, which has been designed with ease of maintenance in mind. There are also two external storage cupboards, providing useful and secure additional storage.

Offering an appealing combination of generous internal accommodation, private gardens and a convenient location, this property presents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, investors seeking to expand their portfolio, or those wishing to downsize to more manageable accommodation without compromising on outdoor space.

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.

Why We Love This Home

What really appeals to us about this apartment is the amount of space it offers, particularly the generous lounge and two proper double bedrooms. Having your own private gardens is a real bonus for a ground floor flat, giving you that little bit of outdoor space to enjoy without the upkeep becoming too much. Add to that the convenient location, with everyday amenities just a short walk away, and we think this is a lovely opportunity for someone looking for a comfortable, manageable home that offers a little more than you might expect.

Entrance Hall



Lounge

15'9" x 14'6" (4.81 x 4.42)



Kitchen

9'6" x 8'10" (2.90 x 2.71)



Shower Room
5'6" x 4'7" (1.69 x 1.42)



WC
4'11" x 2'7" (1.50 x 0.79)



Bedroom One
14'5" x 12'6" (4.41 x 3.83)

Bedroom Two
11'10" x 9'4" (3.62 x 2.87)



Outside



A particularly appealing feature of the property is the provision of its own private outdoor space to both the front and rear. To the front, a paved garden area provides a pleasant outdoor setting, with gated access to the side leading through to the enclosed rear garden. Designed with ease of maintenance in mind, the rear garden offers a useful outdoor space to enjoy, further complemented by two external storage cupboards providing valuable secure storage.

Brick store

Agents Notes
Tenure: Freehold
Services: All mains services connected

Council Tax: Staffordshire Moorlands Band
No chain involved with the sale

Lease Details

Lease Term - 125 years from 12th October 1994
Annual Service Charge and Insurance Premium approx £300 per annum
Ground Rent approx £35 per annum

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



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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!

Property To Sell?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

You Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

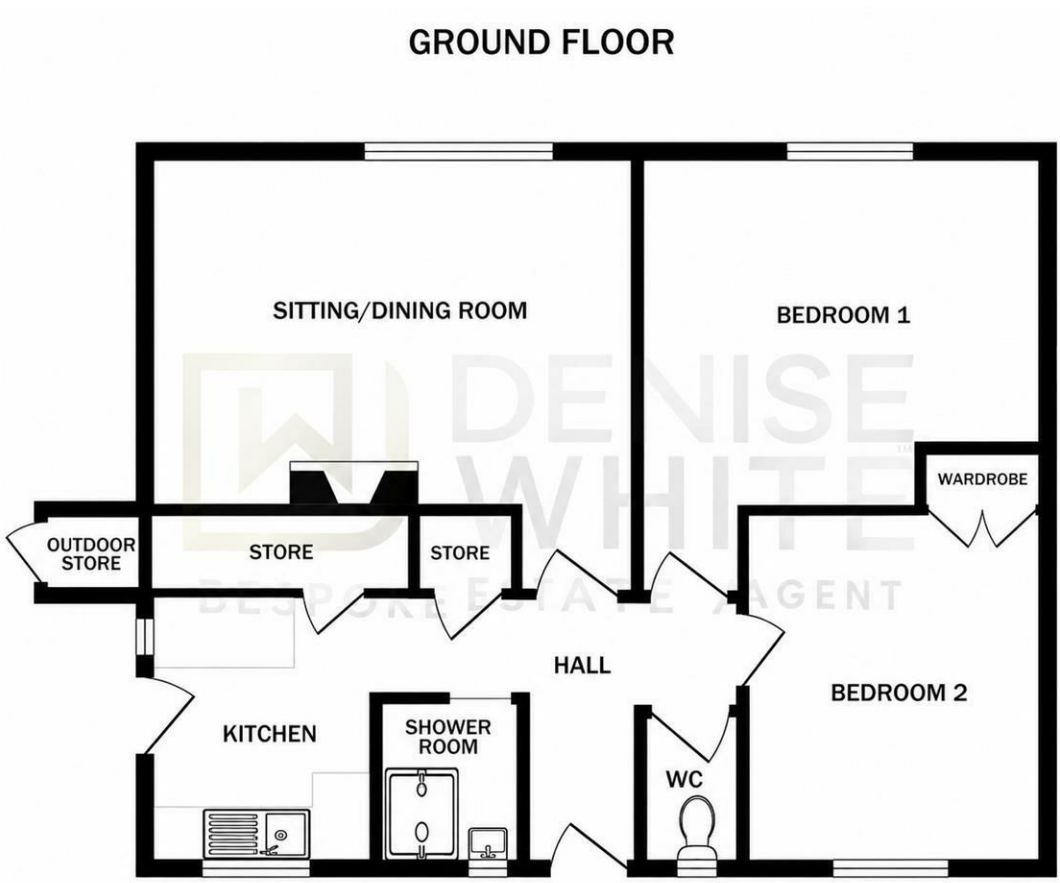
Do You Need A Mortgage?

Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

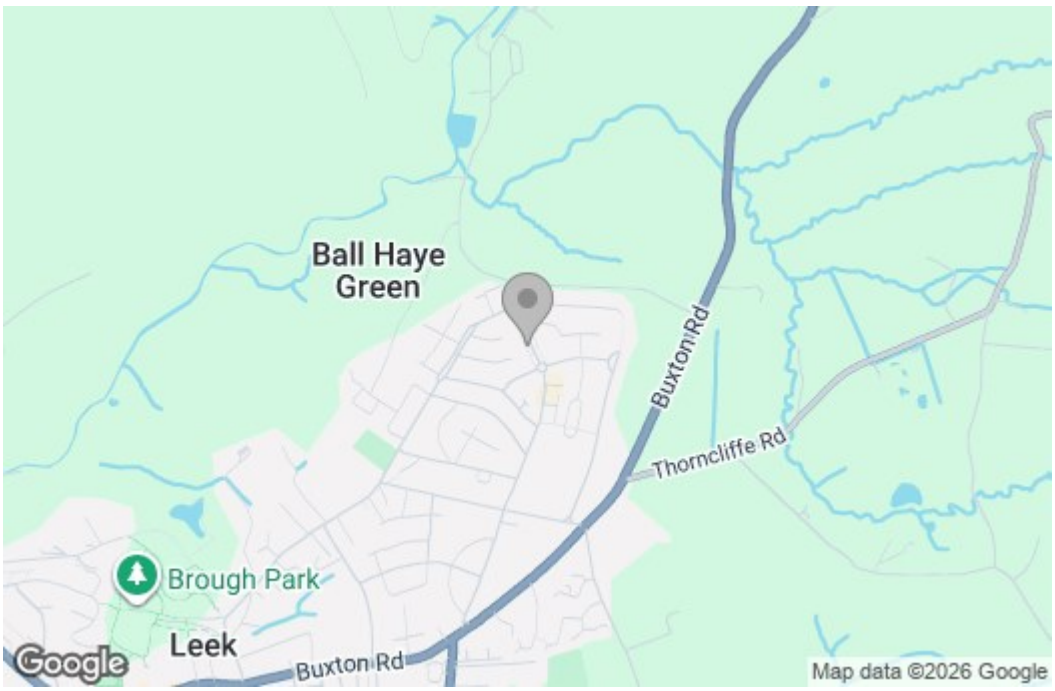
Buyer ID Checks

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.

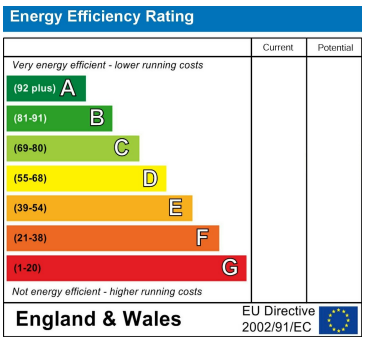
Floor Plan

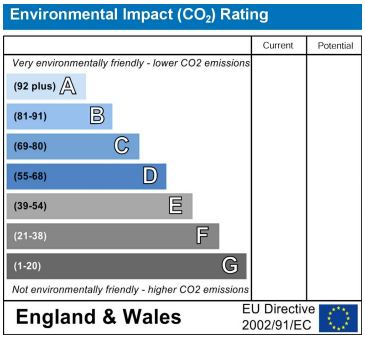


Area Map



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.

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