DENISE WHITE™

BESPOKE ESTATE AGENT









31 Rosebank Street, Leek, ST13 6AG

Asking price £175,000

"Sometimes the most beautiful beginnings aren't found in grand places, but in the little homes where life slowly unfolds, where laughter fills the rooms, memories find their corners and every new chapter feels like it belongs."

This charming two-bedroom end-terrace home on Rosebank Street, Leek, offers an ideal opportunity for first-time buyers. Featuring an open-plan lounge and dining area with log-burning stove, fitted kitchen, conservatory and two bedrooms, the property is ready to move straight into. With a lovely rear garden and a welcoming feel throughout, it makes a fantastic first home with room to grow.

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

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Denise White Estate Agent Comments

Situated on Rosebank Street in Leek, this charming two-bedroom end-terrace home offers an inviting blend of character, practicality and comfortable living, making it an ideal opportunity for first-time buyers looking to take their first step onto the property ladder as well as down-sizers looking for a convenient town centre location. Well maintained throughout and ready to move straight into, the home offers a welcoming living space, two bedrooms, a conservatory and a lovely rear garden, providing just the right amount of space to settle in, make memories and grow into over time.

Upon entering, you are welcomed directly into a spacious open-plan lounge and dining area, thoughtfully created by opening up the original two rooms to form a wonderfully versatile living space. Offering plenty of room for both relaxing and entertaining, the lounge provides a comfortable setting for everyday living, while the dining area features a charming log-burning stove, adding warmth and character to the home. From here, stairs lead to the first-floor accommodation, with a further doorway providing access into the kitchen.

The kitchen is fitted with a range of wall and base units, offering practical storage and workspace, with scope for a new owner to personalise and update over time if desired. Continuing through, the kitchen leads into a delightful conservatory, featuring a glazed roof which allows plenty of natural light to filter through, creating a bright and pleasant additional space to enjoy throughout the day. With underfloor heating and double doors opening directly onto the rear garden, it provides a lovely connection between the indoors and outdoors.

To the first floor, the property offers two well-proportioned bedrooms, with the principal bedroom providing a comfortable double. The second bedroom, overlooking the rear aspect, offers flexibility as a smaller bedroom, home office or guest room, with the added benefit of fitted wardrobe space. Completing the accommodation is a bathroom fitted with a suite incorporating bath and separate shower cubicle.

Externally, the property enjoys a spacious charming rear garden, offering a lovely space to sit back and enjoy the warmer months. Featuring a gravelled seating area, a small enclosed walled section and a useful garden shed, the garden provides a pleasant outdoor space without being overly demanding to maintain.

A lovely opportunity to acquire a well-kept home in Leek, offering comfortable accommodation, a welcoming feel and plenty of potential for the future.

Location



Situated along Rosebank Street, a charming and peaceful street within the heart of Leek, offering a pleasant residential setting whilst remaining conveniently close to the town's amenities.

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.

Why We Love This Home!

We love the welcoming feel of this home and the way its living space has been opened up to create somewhere you can truly relax, entertain and enjoy everyday life. The log-burning stove brings a lovely touch of character, while the conservatory and garden offer those little extras that make a house feel like home. For first-time buyers in particular, this is a fantastic opportunity to move straight in, enjoy it as it is and gradually put your own stamp on it over the years. A home with a little charm, a little space and plenty of opportunity for the next chapter.

Lounge

12'11" x 10'10" (3.95 x 3.32)



uPVC door to the front aspect. Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Dining Room

12'11" x 10'7" (3.95 x 3.24)



Carpet. Radiator. Log burner. Stairs leading up to first floor accommodation. Ceiling light. Door leading into: –

Kitchen

12'9" x 5'10" (3.91 x 1.78)



Fitted with a range of wall and base units, incorporating a double stainless steel sink and drainer unit, integrated oven, gas hob with extractor fan over. Plumbing for washing machine. Space for fridge freezer. Combination boiler. Tiled flooring. uPVC window to the rear aspect. Ceiling light. Door leading into: –

Conservatory

10'8" x 6'0" (3.26 x 1.83)



Tiled flooring with underfloor heating. Wall lights. Access to outside.

First Floor Landing

Carpet. Wall lights. Loft access. Doors leading into: –

Bedroom One

12'11" x 10'11" (3.95 x 3.35)



Carpet. Radiator. uPVC windows to the front aspect. Ceiling light.

Bedroom Two

9'3" x 7'2" (2.82 x 2.19)



Carpet. Radiator. Built-in storage. uPVC window to the rear aspect. Ceiling light.

Bathroom

9'3" x 6'3" (2.82 x 1.92)



Fitted with a suite comprising of shower cubicle, pedestal wash hand basin, WC. Tiled flooring. Free standing bath. Obscured uPVC window to the rear aspect. Ceiling light.

Outside



To the rear, a pleasant garden provides a lovely spot to enjoy some outdoor space, with a gravelled seating area, enclosed walled section and a useful shed for additional storage. A charming and manageable garden, ideal for relaxing outdoors or enjoying a little fresh air in the warmer months.

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



"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.

Property To Let?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

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.

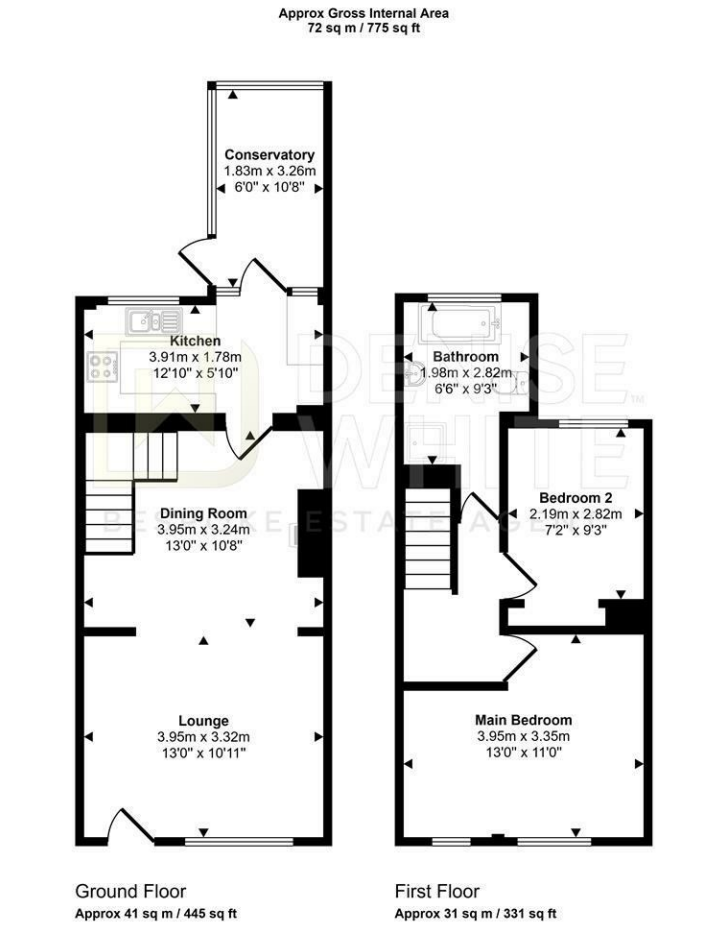
Buyer ID Checks

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.

CGI & AI-Enhanced Imagery Disclaimer

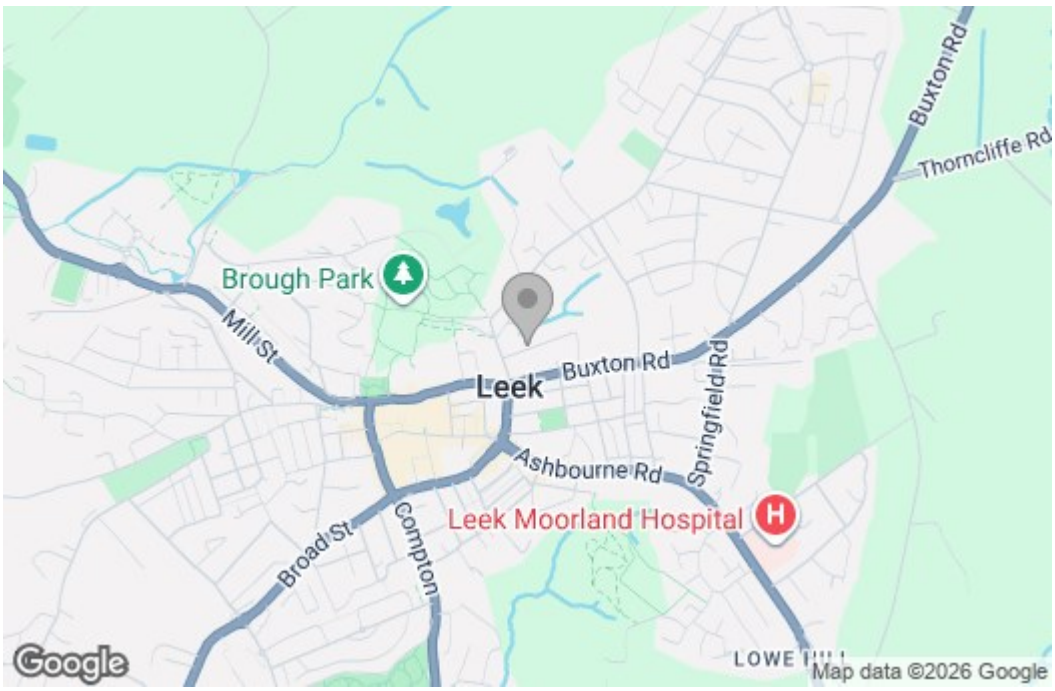
Some images may have been digitally enhanced or virtually staged using CGI or Artificial Intelligence (AI) for illustrative purposes only. These images may not reflect the property's current appearance or contents. Original, unedited photographs are provided for comparison, and AI imagery is identified within the listing.

Floor Plan

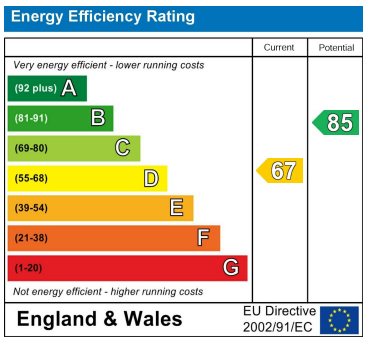


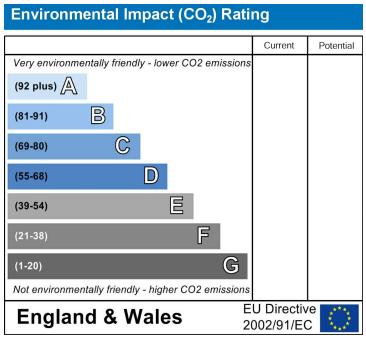
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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