DENISE WHITE™

BESPOKE ESTATE AGENT

41 Barngate Street, Leek, ST13 8AP

Offers in the region of £220,000

"A beautifully renovated home full of character and charm, combining stylish modern living with deceptively spacious accommodation and versatile spaces perfectly suited to growing families and those who love to entertain."

A beautifully presented four-bedroom terraced townhouse situated on the popular Barngate Street, having been thoughtfully renovated to an exceptional standard by the current owner. Offering spacious accommodation over three floors, character features throughout, a stylish kitchen and bathroom, versatile reception rooms and a landscaped rear garden, this property is ideal for families and buyers seeking a home ready to move straight into.

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

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Denise White Agent Comments

This immaculately presented four-bedroom terraced townhouse on the ever-popular Barngate Street offers deceptively spacious accommodation arranged over three floors and has been thoughtfully renovated by the current owner to an exceptional standard throughout.

Upon entering the property, you are immediately welcomed by an inviting entrance hallway featuring attractive parquet flooring and elegant part-panelled walls, setting the tone for the stylish accommodation beyond. To the front aspect is a cosy yet charming lounge, benefiting from a box bay window that fills the room with natural light and creates a warm and inviting atmosphere.

Leading through from the hallway is the well-proportioned dining room, a versatile family space perfectly suited to both everyday living and entertaining. A striking exposed brick fireplace creates an attractive focal point, whilst a useful storage cupboard provides practical space and is currently utilised as a drinks storage area by the owner.

To the rear of the property is the beautifully appointed kitchen, enjoying an abundance of natural light courtesy of a skylight window. The addition of a stable door leading to the rear garden adds both character and practicality. Completing the ground floor accommodation is a convenient downstairs WC.

To the first floor, the principal bedroom is a generously sized room overlooking the front elevation and features exposed brick detailing, adding further charm and character. Bedroom four has been thoughtfully adapted by the current owner into a dressing room with fitted wardrobes but could equally serve as a home office or nursery. The stylish family bathroom completes the first-floor accommodation.

The second floor provides two further well-proportioned double bedrooms, both offering excellent versatility. Bedroom two benefits from useful eaves storage, whilst bedroom three enjoys an over-stairs storage cupboard.

Externally, the property continues to impress with a thoughtfully designed rear garden, creating an ideal space for relaxing and entertaining.

An internal inspection is highly recommended to fully appreciate the quality of finish, character features and deceptively spacious accommodation this beautiful home has to offer.

Location

Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

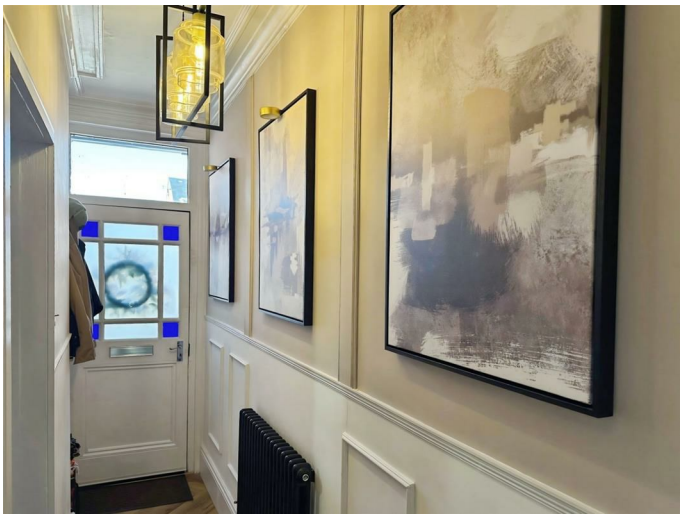
The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

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



Parquet flooring. Radiator. Part panelled walls. Stair access leading to first floor accommodation. Ceiling light. Doors leading into: –

Lounge

14'11" x 8'4" (4.55 x 2.56)

Carpet. Radiator. Feature fireplace. uPVC box bay window to the front aspect. Ceiling light.

Dining Room

13'1" x 11'8" (4.01 x 3.56)

Parquet flooring. Radiator. Exposed brick fireplace. Storage cupboard. uPVC window to the rear aspect. Ceiling light. Door leading into :-

Kitchen

14'0" x 6'9" (4.28 x 2.08)

Fitted with a range of wall and base units with work surfaces over incorporating a drainer sink unit with mixer tap. Induction hob with extractor fan over, integrated oven, space for fridge freezer, space for dishwasher, plumbing for washing machine. Access to combination boiler. Vinyl flooring. uPVC window to the side aspect. Skylight window. Stable door to the side aspect. Ceiling light. Door leading into :-

WC

4'11" x 3'10" (1.51 x 1.18)

Low level WC, pedestal wash hand basin. Heated towel rail. uPVC window to the side aspect. Ceiling light.

First Floor Landing

Carpet. Radiator. Stairs leading up to second floor accommodation. Ceiling light. Doors leading into: –

Bedroom Four

10'11" x 5'2" (3.35 x 1.58)

Carpet. Radiator. Fitted wardrobes. uPVC window to the rear aspect. Ceiling light.

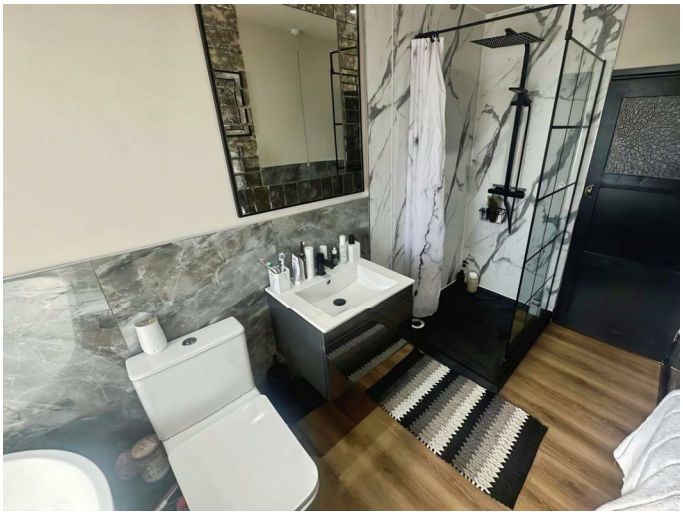
Bedroom One

12'2" x 11'7" (3.71 x 3.54)

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

Bathroom

10'11" x 4'9" (3.33 x 1.47)



Fitted with a suite comprising of bath with shower attachment, walk-in shower cubicle with rainfall shower and shower attachment, low-level WC, vanity wash handbasin. Obscured uPVC window to the rear aspect. Inset spotlights.

Second Floor Landing

Carpet. Ceiling light. Doors leading into : –

Bedroom Two

11'7" x 9'6" (3.54 x 2.91)

Carpet. Radiator. Storage into Eaves. Skylight window to the rear aspects. Ceiling light.

Bedroom Three

11'7" x 10'1" (3.55 x 3.08)

Carpet. Radiator. Storage cupboard. Window to front aspect. Ceiling light.

Outside

The rear garden has been beautifully landscaped by the current owner to create a low-maintenance yet highly stylish outdoor entertaining space. A contemporary paved patio provides ample space for outdoor dining and seating, complemented by attractive slate chippings, modern fencing and mature planting which combine to create a wonderful sense of privacy. To the rear of the garden is a superb covered seating area/summer house, providing the perfect setting for relaxing or entertaining guests throughout the year. The garden also benefits from a dedicated outdoor cooking area, making it an ideal space for summer gatherings and alfresco dining.

Agent Notes
Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band B

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 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?

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 Will 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.

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.

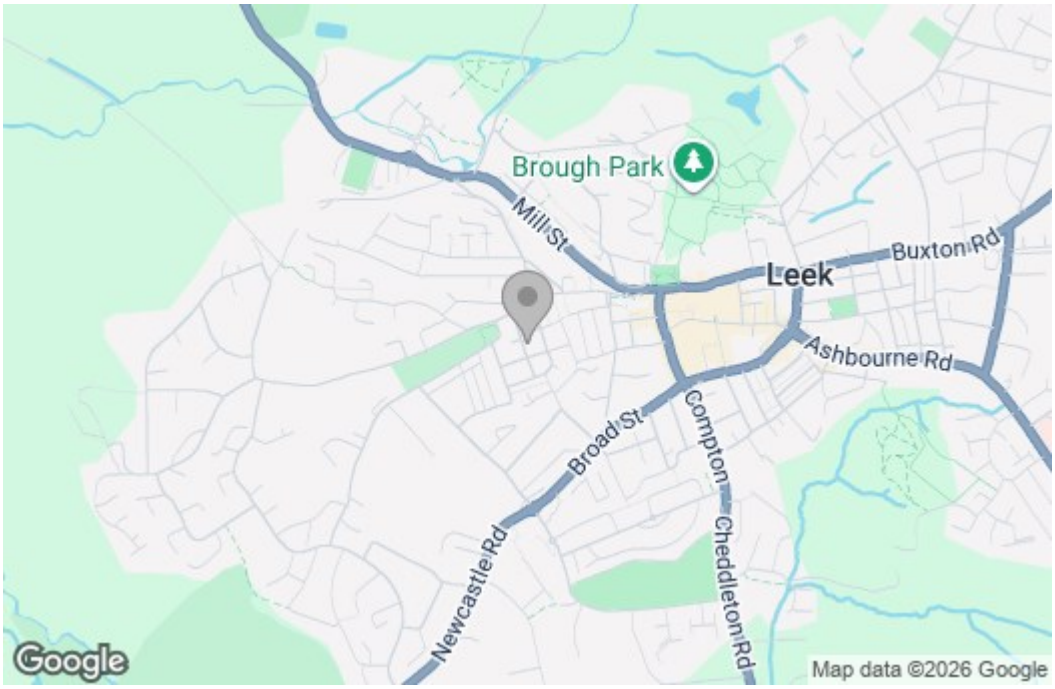
Buyer ID Checks

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.

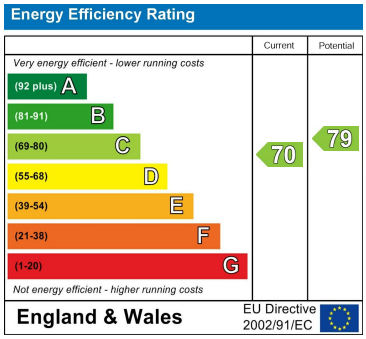
Floor Plan

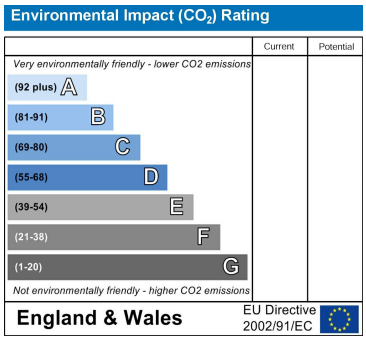
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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