DENISE WHITE™
BESPOKE ESTATE AGENT









13 Alma Street, Leek, ST13 8EH

Asking price £160,000

"A home with history, character and potential, ready for its next chapter."

Situated on the popular Alma Street, just on the outskirts of the town centre, this three-bedroom period townhouse offers an exciting opportunity for those looking to take on a substantial renovation project. Positioned on a quiet residential street, the property boasts generous accommodation across three floors and retains a wealth of beautiful original features, including a striking bay frontage, Minton tiled flooring, detailed cornicing, picture rails, 9-inch skirting boards and cast iron fireplaces.

The property requires full modernisation throughout, but offers an excellent opportunity to create a fantastic period home with plenty of scope to put your own stamp on it.

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

The property opens into a welcoming entrance hallway, with stairs rising to the first floor and original tiled flooring immediately highlighting the period character of the home. Detailed cornicing and generous proportions continue throughout the ground floor.

To the front is a well-proportioned dining room, featuring a beautiful bay window, wooden flooring, picture rail and detailed coving. This is a spacious reception room with plenty of natural light and offers an excellent opportunity to create an elegant formal dining space.

The second reception room sits towards the rear of the property and features attractive tiled flooring, useful built-in storage and a lovely feature fireplace. The room enjoys a pleasant outlook over the enclosed rear yard and provides another versatile reception space.

At the rear is a large galley-style kitchen, measuring over 4.5 metres in length, with access through to an additional sunroom. This could potentially be transformed into a bright breakfast nook or informal dining area, with door providing access to the rear of the property.

To the first floor are three bedrooms, comprising two comfortable doubles and a single bedroom to the rear. Both double bedrooms benefit from built-in storage whilst bedroom two retains an attractive cast iron fireplace, adding to the property's period appeal.

The family bathroom is fitted with a three-piece suite.

Completing the accommodation is a large loft room, accessed via a loft ladder and benefiting from a skylight and pulley system. With the appropriate permissions and regulations, this space could potentially be converted to create an impressive fourth bedroom.

Overall, this is a property requiring extensive renovation, but one that offers a fantastic opportunity to restore and modernise a substantial period townhouse while retaining its original features and character.

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.

Why We Love This Home!

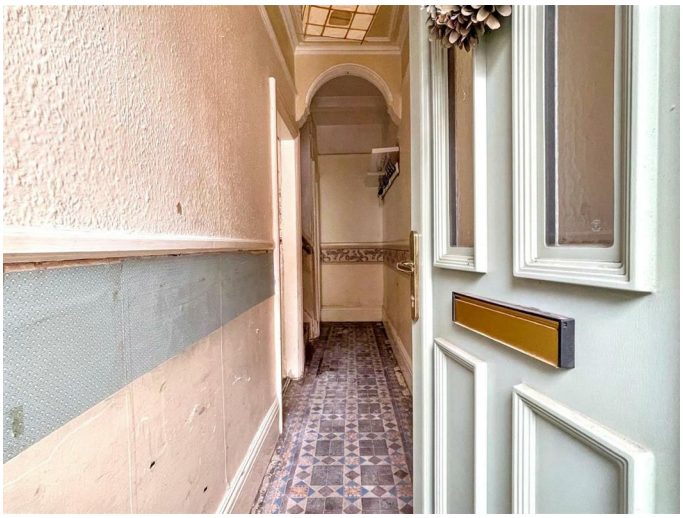
We love this home because it offers so much potential for someone with vision. Although it requires modernisation throughout, the property has retained many of the original features that make period townhouses so appealing, from the tiled hallway and bay frontage to the detailed cornicing, generous skirting boards and cast iron

fireplaces.

The accommodation is also well proportioned, with three bedrooms, two reception rooms, a large kitchen, sunroom and useful loft room, giving plenty of scope to rework the space and create a home that suits modern living. The loft room is an added bonus, with potential for conversion subject to the necessary permissions.

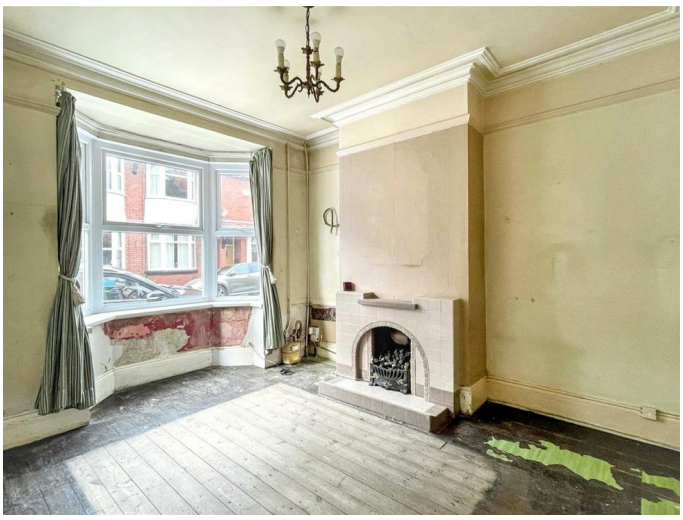
This could be an ideal project for a buyer looking to restore a period property and put their own stamp on it, while being within easy reach of the town centre and situated on a popular residential street.

Entrance Hall



Dining Room

9'11" x 15'1" (3.04 x 4.62)



Living Room

12'4" x 12'5" (3.77 x 3.80)



Kitchen

7'5" x 14'8" (2.28 x 4.48)



Sun Room

6'4" x 6'7" (1.95 x 2.03)



Bedroom Two

10'4" x 12'5" (3.17 x 3.79)



First Floor Landing

Bedroom One

13'4" x 13'11" (4.07 x 4.25)



Bathroom

4'10" x 5'1" (1.48 x 1.56)



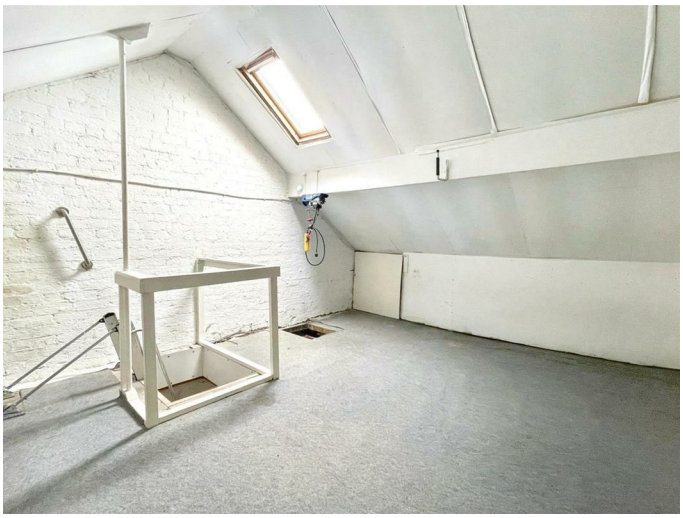
Bedroom Three

8'0" x 9'4" (2.44 x 2.85)



Loft Room

13'3" x 19'4" (4.04 x 5.90)



Outside



To the rear of the property is a private good sized paved patio which features well-stocked surrounding borders including a cherry blossom tree as well as access to a communal pathway which leads behind numbers 15 and 17.

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!

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band
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.

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.

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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.

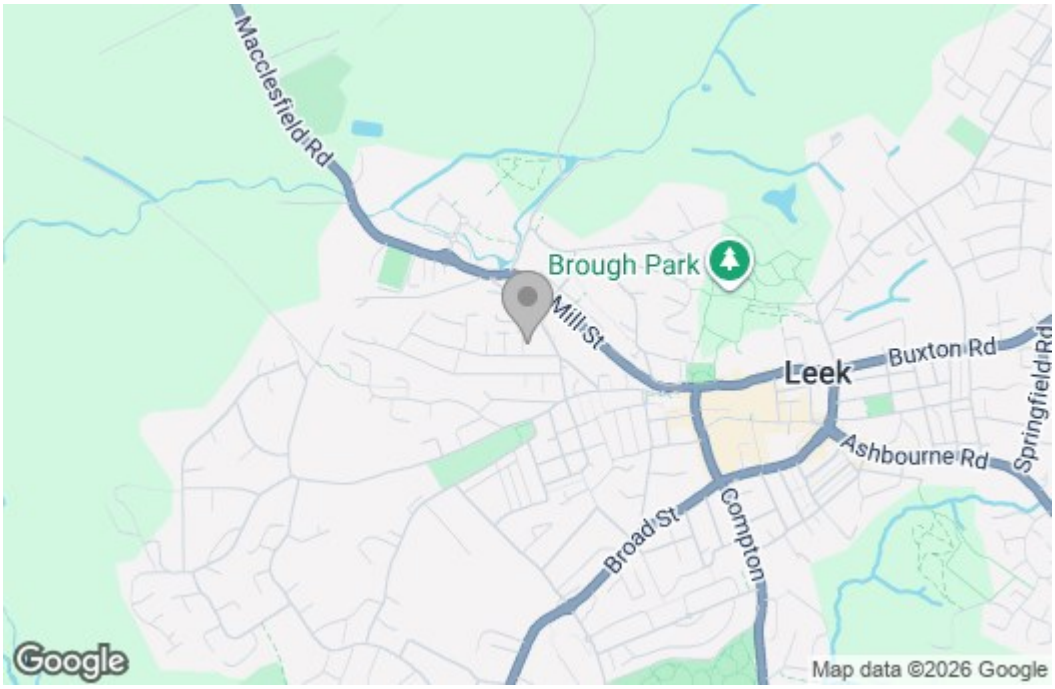
Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

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.

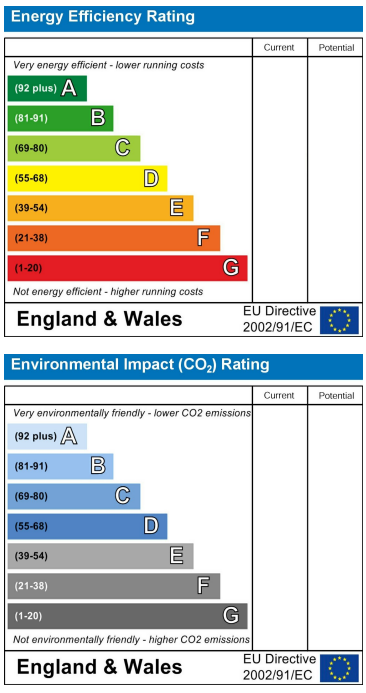
Floor Plan



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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