



**34 Chorley Street, Leek, Staffordshire, ST13 5EW**

**Guide price £140,000**

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

GUIDE PRICE: £140,000 - £150,000

"With every key turned, you unlock the door to new opportunities." – Unknown

A well-presented three bedroom terrace home ideally located on the outskirts of the vibrant town centre. With well-proportioned accommodation and low maintenance outdoor space, this property is the perfect fit for first time buyers, downsizers, or couples.

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

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### Denise White Estate Agents Comments

Located on the outskirts of the town centre, this well-presented three-bedroom mid-terrace property offers a practical and comfortable home within walking distance of a wide range of local amenities. With neutral décor throughout and a sensible layout, it is ideal for first-time buyers, downsizers, or couples looking for a conveniently situated home.

The ground floor comprises a well-proportioned living room that flows into a stylish and functional kitchen. A rear porch provides useful access to the outside, while a well-appointed bathroom completes the ground floor accommodation.

Upstairs, the first floor features a spacious double bedroom with a characterful feature fireplace and a smaller single room, perfect for a child's bedroom, guest room, or a home office. The second floor hosts a third bedroom with a dormer window, offering additional space and flexibility.

Externally, the property includes an enclosed yard with a handy store room housing the boiler. Beyond this is a low-maintenance outdoor area with artificial turf and a decking space, ideal for relaxing without the upkeep.

This is a solid, move-in ready home offering good value and a convenient location.

### Location

The market town of 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

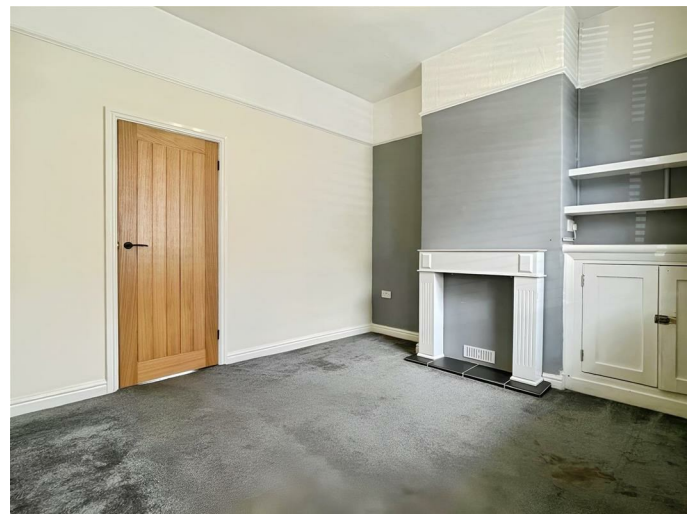
speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

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.

### Living Room

12'3" x 11'0" (3.75 x 3.36 )



Composite door to the front aspect. Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Storage cupboard and shelving built into alcove housing gas meter. Picture railing. Ceiling light. Access into: –



## Kitchen

9'6" x 11'3" (2.92 x 3.44 )



Wood effect laminate flooring. A range of gloss wall and base units with laminate worksurfaces above. Integrated sink and drainer unit with mixer tap above. Space for cooker. Space for undercounter fridge. Shelving built into alcove. Wall mounted radiator. Under stairs storage cupboard. Stairs to the first floor accommodation. Ceiling light. Access into: –

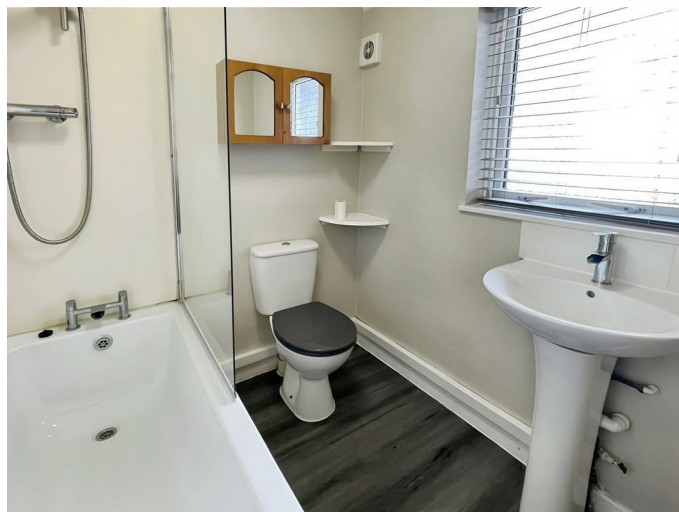
## Rear Porch

3'3" x 6'1" (1.01 x 1.86 )

Continue wood effect laminate flooring. Built in fridge freezer. UPVC door to the side aspect. Ceiling light. Access into: –

## Bathroom

6'7" x 5'8" (2.01 x 1.74 )



Continued wood effect flooring. Low-level WC. Pedestal wash hand basin. Fitted bath with shower above and glass shower screen. Wall mounted radiator. Obscured UPVC double glazed window to the side aspect. Ceiling light. Extractor fan.

## First Floor Landing

Fitted carpet. Stairs to the second floor accommodation. Ceiling light.

## Bedroom Two

12'4" x 11'1" (3.77 x 3.39 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Cast-iron feature fireplace. Ceiling light.

### Bedroom Three

7'6". x 11'4" (2.29. x 3.47 )



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

### Second Floor Accommodation

#### Bedroom One

11'1" max x 17'4" into dormer (3.38 max x 5.30 into dormer )



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

#### Outside Store Room

5'9" x 4'0" (1.76 x 1.22 )

. Space for washing machine. Power and lighting. Wall mounted combination boiler.

### Outside



Externally, there is an initial enclosed yard area with gated access to a large yard space which is artificially turfed with a slightly raised decking area and raised border.

### 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!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.



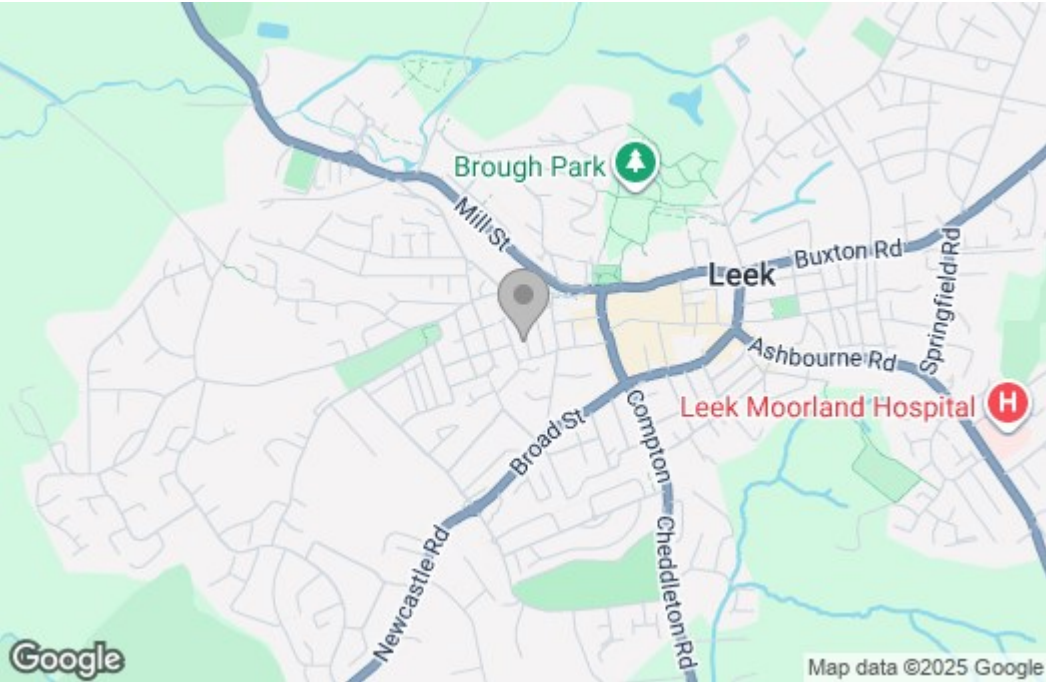
Floor Plan



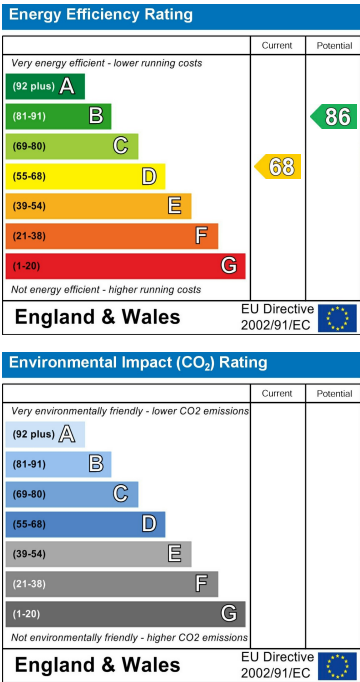
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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.