DENISE WHITE™

BESPOKE ESTATE AGENT

10 John Street, Staffordshire, ST13 8BL

Offers in the region of £160,000

PHONE LINES OPEN 9AM–9PM, MONDAY TO SATURDAY - SUNDAYS 10AM–2PM

"Old houses are full of memories, but a renovation makes room for new stories"

A spacious end terrace property just a short walk from Leek town centre, offering superb potential for renovation. This extended home features an integral garage—unusual for this style and location—alongside a dining room, lounge, kitchen, and cellar. There are three generous double bedrooms, a family bathroom, and a converted loft room with potential to become a fourth bedroom. Outside, a private rear yard includes two brick-built stores. A rare opportunity to modernise and personalise a generously sized home in a prime location.

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

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Denise White Estate Agents Comments

Positioned just a short stroll from the heart of Leek town centre, this characterful end terrace property offers a rare opportunity to create a spacious family home in a highly convenient location. In need of modernisation throughout, the property provides generously proportioned accommodation and the added bonus of an integral garage—a unique and highly sought-after feature for a home of this type and position.

To the ground floor, an entrance porch provides access to both the garage and the main living areas. The dining room is located to the front aspect, while to the rear there is a comfortable lounge which leads through to the kitchen, creating a flexible layout that could be reimagined to suit modern living. From the lounge, stairs descend to a useful cellar, ideal for storage, and up to the first floor.

The first floor offers three well-proportioned double bedrooms and a family bathroom. From the third bedroom, stairs rise to a converted loft space—a fantastic additional area that could be adapted into a fourth bedroom, subject to the necessary alterations.

Outside, the rear of the property enjoys a private yard with two brick-built outbuildings, perfect for additional storage or utility use.

Brimming with potential and offering space rarely found in similar town centre properties, this is a fantastic opportunity for buyers looking to create a bespoke home in a well-established and popular location.

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 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.

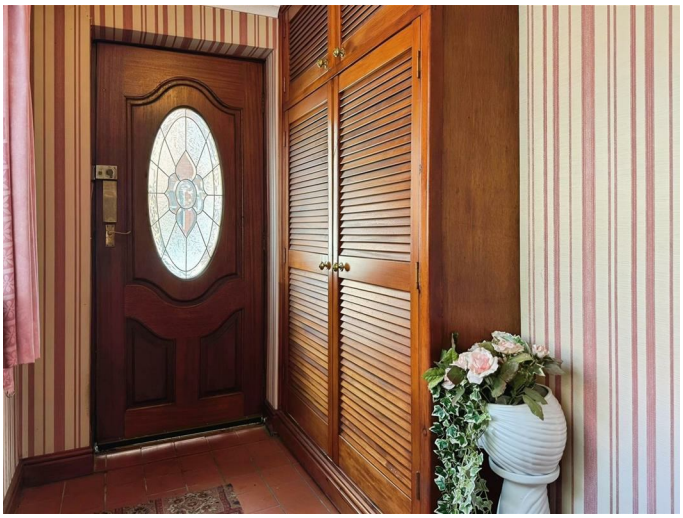
Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

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.

Entrance Hall

11'8" x 4'8" (3.56 x 1.43)



Tiled flooring. Wall mounted radiator. Double glazed window to the side aspect. Access to garage. Access to lounge. Ceiling light.

Lounge

12'6" x 12'2" (3.83 x 3.72)

Fitted carpet. Wall mounted radiators. Double glazed window to the rear aspect. Access to dining room. Stair access leading to 1st floor accommodation. Access to cellar. Access to kitchen. Ceiling light.

Dining Room

11'9" x 10'4" (3.60 x 3.16)

Fitted carpet. Wall mounted radiator. Double glazed window to the front aspect. Fireplace. Access to lounge. Ceiling light.

Kitchen

11'6" x 8'2" (3.53 x 2.49)

Range of wall and base units. Plumbing for washing machine. Space for cooker. Space for fridge freezer. Drainer style sink unit. Double glazed window to the side aspect. Access to outside. Ceiling light.

Cellar

11'5" x 10'0" (3.50 x 3.07)

First floor landing

Fitted carpet. Ceiling light.

Bedroom Three

11'11" x 10'4" (3.65 x 3.17)

Fitted carpet. Wall mounted radiator. Double glazed window to the front aspect. Ceiling light.

Bedroom one

24'0" x 13'6" (7.32 x 4.14)

Fitted carpet. Wall mounted radiator. Double glazed windows to front and rear aspect. Ceiling lights.

Bathroom

14'0" x 6'3" (4.27 x 1.93)

Fitted carpet. Wall mounted radiator. WC. Pedestal style wash handbasin. Bathtub. Obscured double glazed windows. Ceiling light.

Bedroom Two

12'4" x 10'9" (3.76 x 3.28)

Fitted carpet. Wall mounted radiator. Double glazed window to the rear aspect. Fitted wardrobes. Stair access leading to loft room. Ceiling light.

Loft Room

17'9" x 11'1" (5.42 x 3.38)

Fitted carpet. Wall mounted radiator. Velux window. Ceiling light.

Outside

To the side of the property there is an integral garage, ideal for storage or even a small workshop! To the rear aspect there is a private and enclosed yard with an outside WC and brick built store.

Boiler house

6'2" x 4'1" (1.89 x 1.27)

Outside WC

Shed

10'6" x 5'4" (3.22 x 1.64)

Garage

24'2" x 14'3" max (7.37 x 4.36 max)

Agents Notes

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

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.

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 Need A Solicitor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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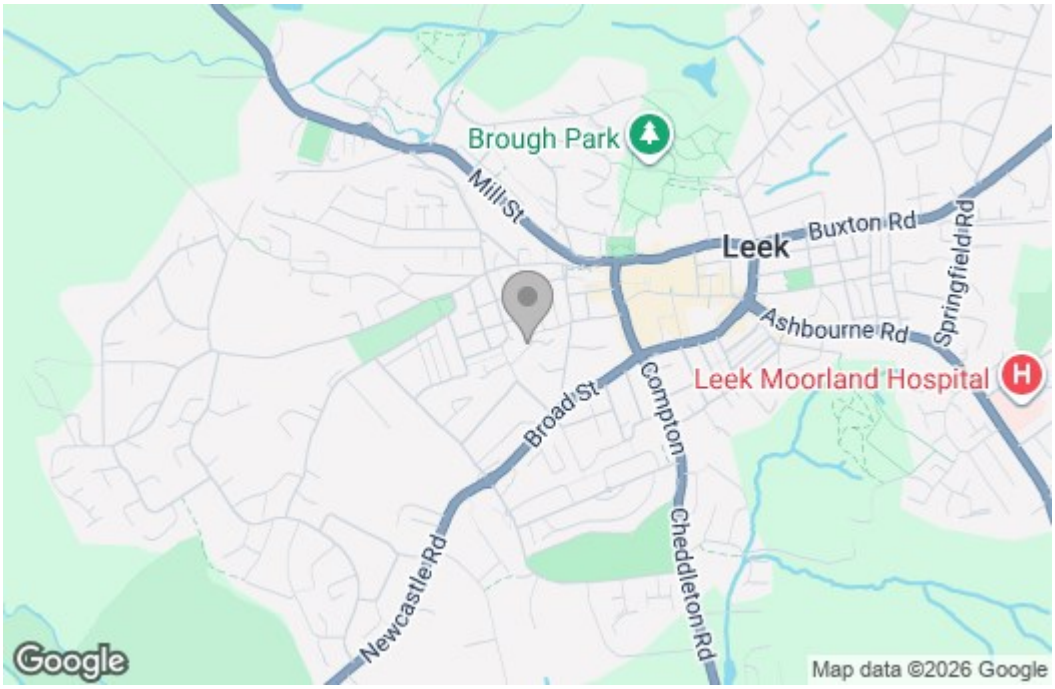
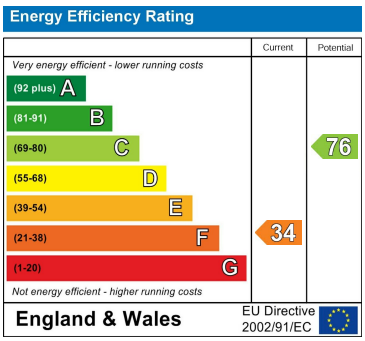
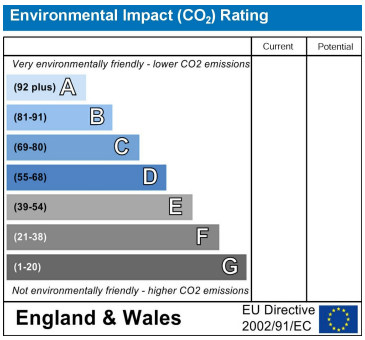
Area Map



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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