DENISE WHITE™
BESPOKE ESTATE AGENT

24 Fountain Street, Leek, ST13 6JR

Asking price £215,000

"Every accomplishment starts with the decision to try." — John F. Kennedy

An exceptional opportunity to acquire a versatile three-storey property offering immediate rental income together with exciting development potential. Currently configured as two well-presented apartments with a partially completed ground floor, the property could create a large town house, three flats, or two flats and a commercial shop space below.

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Denise White Estate Agents Comments

An excellent opportunity to acquire a substantial three-storey property currently arranged as two self-contained apartments, with the added potential to create a commercial premises or an additional residential apartment on the ground floor, subject to the necessary planning consents and building regulations.

The current owner has undertaken an extensive programme of renovation throughout the property, with the upper floors completed to a high standard and the ground floor currently nearing completion, offering purchasers the opportunity to finish the space to their own requirements.

The ground floor provides two generously proportioned reception rooms, presenting an ideal layout for a retail or commercial premises. Alternatively, the accommodation lends itself well to conversion into a spacious one-bedroom apartment, with the potential to create an open-plan kitchen and dining area alongside a double bedroom. A utility room provides access to a private gravelled courtyard, while a shower room is currently being installed. The property also benefits from a useful cellar, offering excellent storage space.

A separate entrance leads to the two well-appointed apartments occupying the upper floors, allowing complete independence from the ground floor accommodation.

Flat One has been thoughtfully designed and comprises an open-plan living, kitchen and dining area complete with a breakfast bar, creating a contemporary and sociable living environment. The accommodation continues through to a generous double bedroom featuring built-in storage, complemented by a stylish ensuite shower room.

Flat Two offers a bright and spacious studio-style layout incorporating a living and sleeping area with dual-aspect windows, together with a modern fitted kitchen and a well-appointed bathroom finished to an excellent standard.

Whether purchased as an income-generating investment, a mixed-use commercial and residential opportunity, or with the ambition of converting the property back into an impressive three-storey townhouse (subject to any necessary consents), this versatile building presents exceptional potential. Offering multiple avenues for future use and strong rental prospects, this is a rare opportunity for investors and developers alike.

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 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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and

wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Shop Space / Kitchen
14'6" x 12'0" (4.42 x 3.66)

Radiator. uPVC double glazed windows to the front and side aspects. Door to the front aspect. Ceiling light.

Shop Space / Bedroom
14'8" x 11'11" (4.49 x 3.65)

Access to cellar. uPVC double glazed window to the front aspect. Inset spotlights. Access into:-

Shop Utility
6'1" x 5'8" (1.87 x 1.74)
Door to the side aspect.

Shop Bathroom
6'7" x 5'6" (2.01 x 1.69)

Cellar Room One
13'10" x 11'11" (4.24 x 3.64)

Cellar Room Two
6'5" x 6'3" (1.97 x 1.91)

Outside

Flat 1 Living Kitchen
14'11" x 12'4" (4.56 x 3.77)

Laminate flooring. Carpet. Electric fire. Radiators. Kitchen area fitted with a range of wall and base units with Work surfaces over incorporating a

Belfast sink unit. Integrated double oven. Integrated gas hob with extract fan over. uPVC Windows to the front and side aspects. Ceiling lights.

Flat 1 Inner Hall

Laminate flooring. Space for fridge, space for freezer. uPVC window to The front aspect. Door leading into: –

Flat 1 Bedroom

9'8" x 8'9" (2.96 x 2.68)

Carpet. Radiator. Fitted wardrobes and storage. UPVC window to the front aspect. Ceiling light. Door leading into: –

Flat 1 Ensuite

8'0" x 5'2" (2.45 x 1.60)

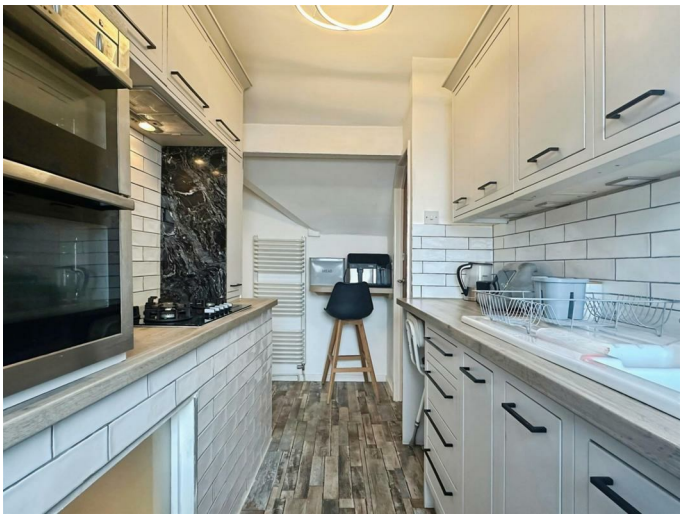
Fitted with a suite comprising of shower cubicle with rainfall shower, low-level WC, and vanity wash hand basin. Laminate flooring. Heated towel rail. Obscured UPVC window. Ceiling light.

Flat 2 Landing

Carpet. Stair access. Ceiling light. Door leading into: –

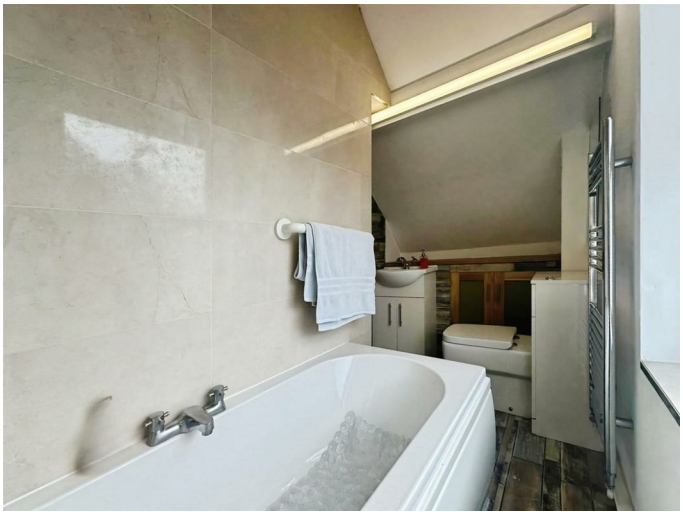
Flat 2 Kitchen

13'9" x 6'7" (4.20 x 2.02)



Fitted with range of wall and base units with work surfaces over incorporating a Belfast sink unit. Integrated gas hob with extractor fan over. Space for fridge freezer. Plumbing for washing machine. Radiator. Laminate flooring. Boiler. Heated towel rail. Obscured UPVC window to the front aspect. Ceiling light.

Flat 2 Bathroom
11'3" x 4'9" (3.43 x 1.47)



Fitted with a suite comprising of bath with rainfall shower, low level WC, and vanity wash hand basin. Laminate flooring. Heated tile rail. Obscured PVC window to side aspect. Ceiling light.

Flat 2 Bedroom
14'11" x 12'11" (4.56 x 3.94)

Carpet. Radiator. Electric fire. Obscured UPVC Windows to the front and side aspect. Fitted wardrobes. Inset spotlights.

Agents 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.

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.

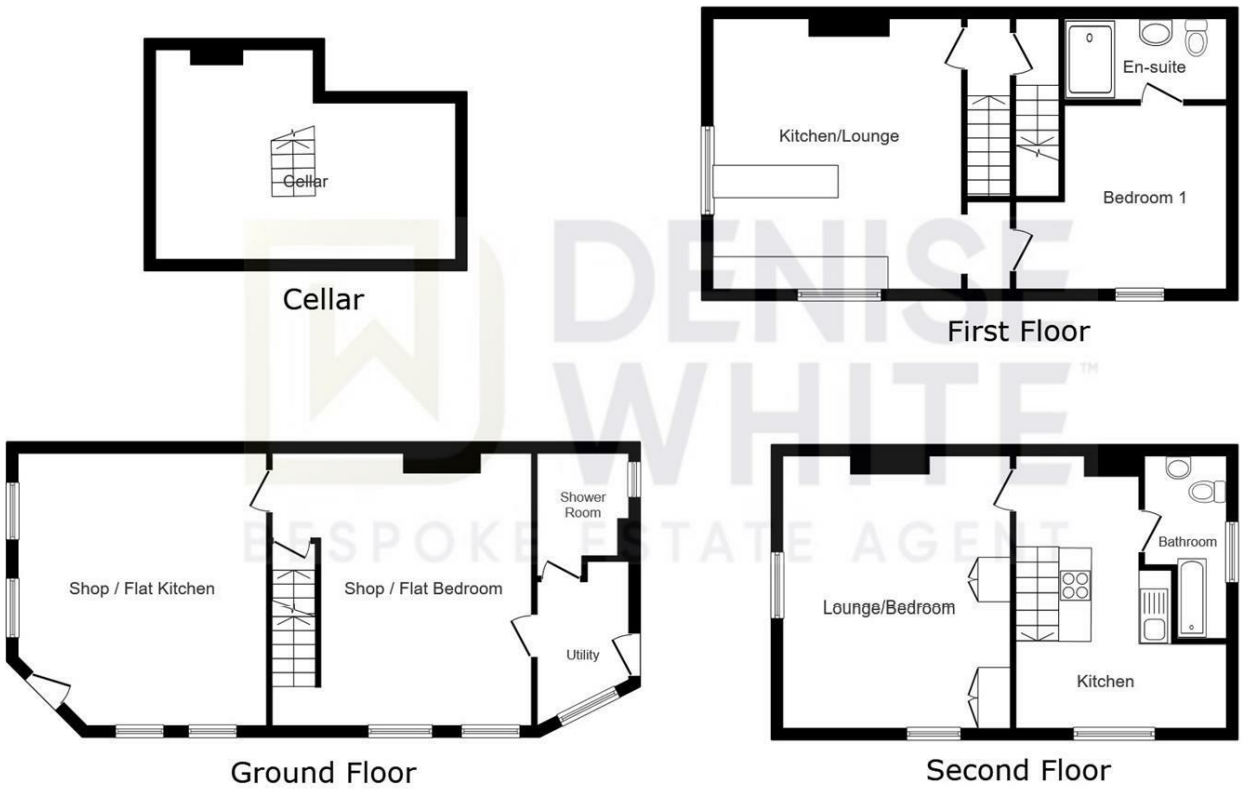
WE WON!
Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British

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

Anti-Money Laundering & ID Checks

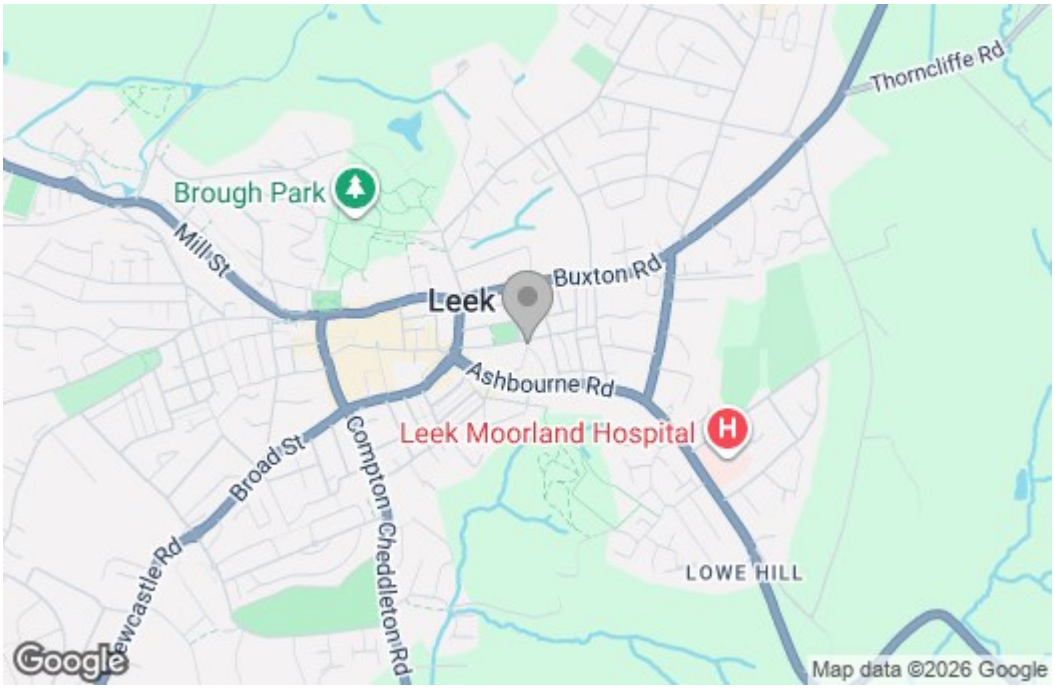
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

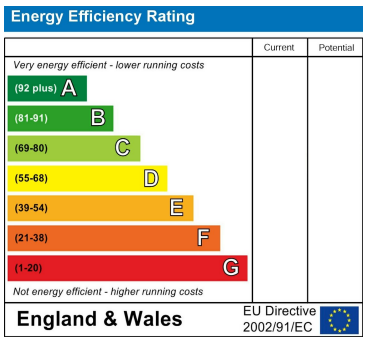


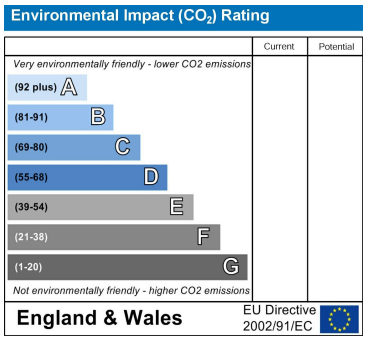
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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