DENISE WHITE™
BESPOKE ESTATE AGENT

61 West Street, Leek, ST13 8AW

Offers in the region of £155,000

" A home with a story to tell, rich in Victorian Character and timeless Charm" - William Morris

A charming three-bedroom terraced home offering a quirky layout and plenty of character. Featuring an open-plan lounge and dining area with exposed wooden flooring and a log burner, three double bedrooms, and a generous family bathroom. A perfect opportunity for a growing family home.

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Denise White Agent Comments

This charming three-bedroom terraced home offers a slightly different and characterful layout compared to many properties of its type, presenting an excellent opportunity for buyers looking to add their own personal touch.

Upon entering the property, you are welcomed by an entrance hallway featuring attractive Minton tiled flooring, setting the tone for the character found throughout the home. The hallway leads through to a dining area which flows in an open-plan style into the lounge, creating a sociable and versatile living space. The lounge benefits from exposed wooden flooring and a cosy log burner, providing a warm focal point.

From the dining area there is access to the kitchen, which offers a practical space for the new owners.

To the first floor, the landing again showcases exposed wooden flooring and leads to a generously sized family bathroom. Bedroom one is also located on this floor and features a charming fireplace and further exposed wooden flooring, along with the added benefit of useful understairs storage.

Stairs rise to the second floor where two further well-proportioned double bedrooms can be found, both offering comfortable accommodation.

Externally, the property benefits from a small enclosed courtyard to the rear with a useful storage outhouse.

Location

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

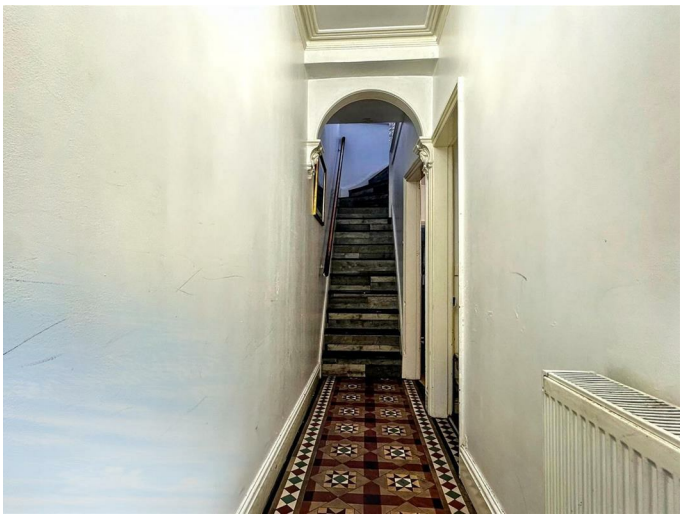
The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

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.

Entrance Hallway



Minton tiled flooring. Radiator. Stairs leading up to first floor accommodation. Ceiling light. Door leading into;-

Dining Area

13'11" x 11'2" (4.25 x 3.42)

Laminate flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

Lounge

14'5" x 10'9" (4.41 x 3.30)

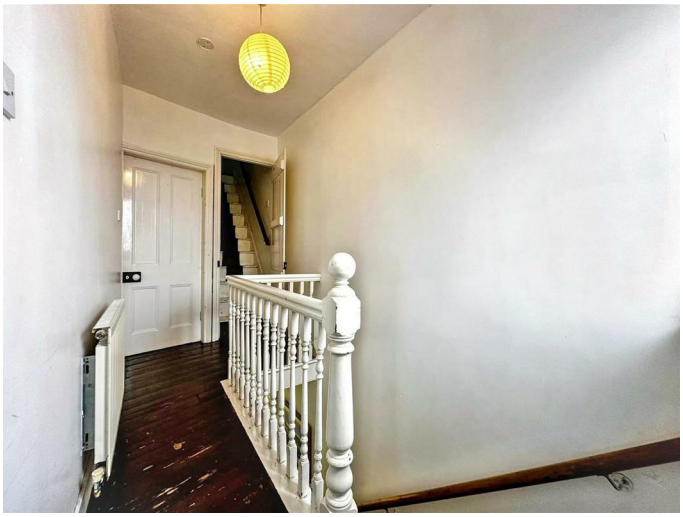
Exposed wooden flooring. Radiator. Tiled hearth and surround fireplace housing log burner. uPVC window to the front aspect. Ceiling light

Kitchen

13'7" x 7'3" (4.16 x 2.22)

Laminate flooring. Radiator. uPVC window to the side aspect. Access to understairs cellar. Boiler. Ceiling light.

First Floor Landing



Exposed wooden flooring. Radiator. Stair access leading to second floor accommodation. Ceiling light. Doors leading into ;-

Bathroom

13'3" x 7'9" (4.04 x 2.37)

Suite is comprised of low level WC, Bath, Shower attachment, Vanity style wash hand basin. Storage cupboard. Obscured window to the rear aspect. Ceiling light

Bedroom One

15'6" x 12'3" (4.73 x 3.75)

Exposed wooden flooring. Radiator. Feature Fireplace. uPVC window to the front aspect. Ceiling light.

Second Floor Landing

Exposed wooden flooring. Ceiling light. Doors leading into ;-

Bedroom Two

17'6" x 10'10" (5.34 x 3.31)

Exposed wooden flooring. Radiator. Velux window. Ceiling light.

Bedroom Three

12'4" x 9'7" (3.78 x 2.93)

Exposed wooden flooring. Radiator. Velux window. Ceiling light.

Cellar

15'1" x 14'7" (4.61 x 4.47)

A great use for storage or to be converted in to a multi use room.

Outside

Externally, the property benefits from a small enclosed courtyard to the rear with a useful storage outhouse.

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

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.

Potential Rental Income
Our Lettings Department advises that this property could achieve in the region of £825-£875pcm in the current market, depending on finish of property and kitchen fitted.

If you are considering purchasing this property as a buy-to-let investment, please contact Denise White Bespoke Estate Agents. Our experienced Sales and Lettings teams can talk you through the process, advise on the local rental market and explain how we can help you find a tenant and manage your investment.

Property To Sell Or Rent?
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 Advisor?
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.

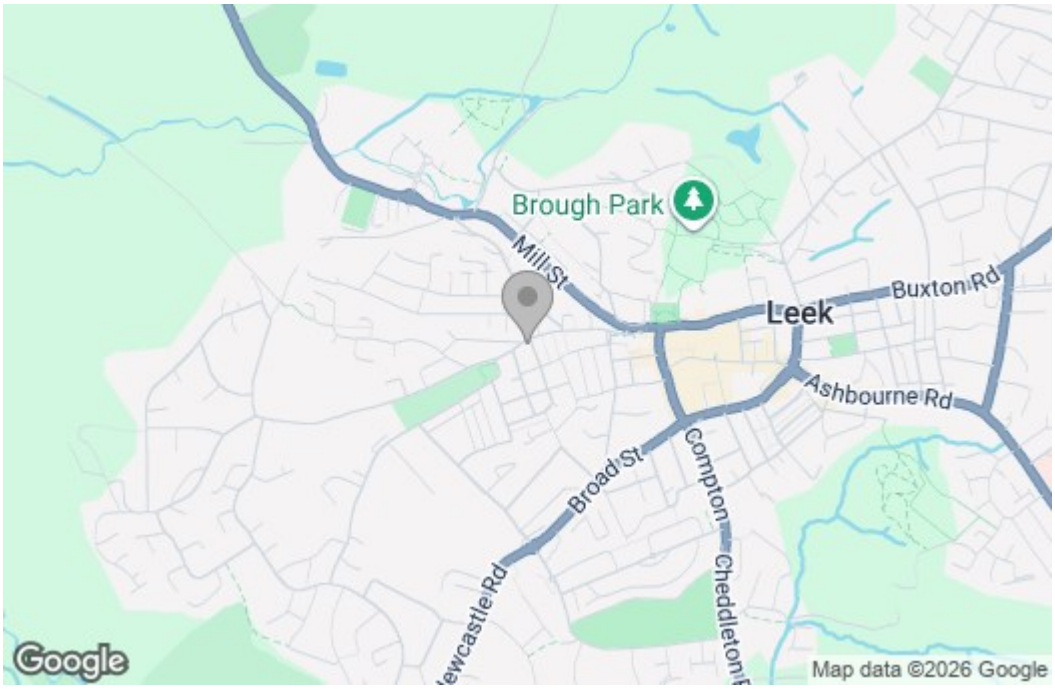
The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Buyer ID Checks

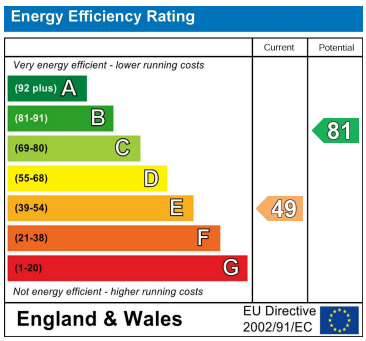
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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

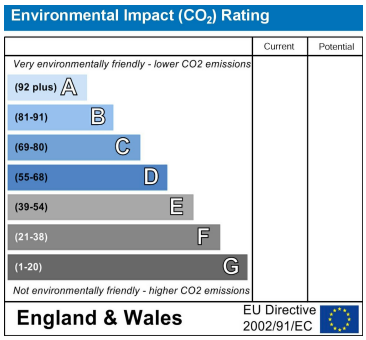
Floor Plan

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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