



## 44 Chorley Street, Staffordshire, ST13 5EW

**Offers in the region of £140,000**

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"There's something timeless about life in a market town - everything you need, right on your doorstep"

A deceptively spacious traditional terraced home situated in a highly convenient central location just a short walk from the centre of the market town of Leek. Offering clean and modern accommodation throughout, the property features a spacious lounge, generous breakfast kitchen with utility room, three well-proportioned bedrooms arranged over two floors, and a private enclosed rear yard with additional garden area beyond. Ideally suited to couples, young families or first-time buyers, the property is perfectly positioned close to local shops, amenities, schools and Westwood Recreation Ground.

## Denise White Estate Agents Comments

A traditional terraced home offering spacious accommodation throughout, ideally positioned in a highly regarded central location just a few minutes' walk from the centre of the market town of Leek. Improved in recent years to provide clean, modern living accommodation, the property would be ideally suited to couples, young families or first-time buyers seeking a convenient lifestyle close to local amenities and schooling.

To the ground floor, a spacious lounge sits to the front aspect, creating a welcoming reception space which in turn leads through to the generous breakfast kitchen. The kitchen is fitted with a range of modern units incorporating integrated cooking appliances and a breakfast bar, whilst still allowing ample space for a breakfast table and chairs, making it a practical and sociable hub of the home. Positioned off the kitchen is a useful utility room which provides additional storage and appliance space, whilst also giving access to the ground floor bathroom and the rear yard.

Stairs rise from the kitchen to the first floor landing, where you will find a generous double bedroom to the front aspect, complete with a newly fitted carpet, together with a good-sized third bedroom overlooking the rear. A further staircase leads from the landing to the second floor where bedroom two is located, a sizeable double bedroom enjoying a pleasant outlook over the surrounding rooftops to the front.

Externally, the property benefits from a private and enclosed rear yard, an ideal spot for enjoying a morning coffee in the sun, with gated access leading through to a further private garden area beyond.

The property enjoys an exceptionally convenient position within walking distance of the town centre and its excellent range of amenities, whilst also being just a stone's throw from a local convenience shop, gym, eateries and the post office. Westwood Recreation Ground and the highly regarded West End schools are also located only a short distance away.

## 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.

## Lounge

12'1" x 11'0" (3.69 x 3.36)



Wooden entrance door to the front aspect. Laminate flooring. Radiator. Exposed brick fireplace housing an electric fire. uPVC window to the front aspect. Coving to the ceiling. Ceiling light. Door leading into:-

## Kitchen

12'1" x 11'5" (3.70 x 3.48)



Fitted with a range of wall and base units with work services over incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated four ring gas hob with extractor over and single electric oven. Space for a fridge freezer. Vinyl flooring. Radiator. Two ceiling lights. uPVC window to the rear aspect. Stairs leading to the first floor. Opening into:-

## Utility Room

7'6" x 5'11" (2.30 x 1.81)



Plumbing for automatic washing machine with worksurface over. Vinyl flooring. uPVC door and window to the side aspect. Wall mounted 'Glow Worm' gas combination boiler. Ceiling light. Door leading into:-

## Bathroom

6'9" x 5'5" (2.07 x 1.66)



Fitted with a suite comprising of panelled bath with shower mixer tap, pedestal wash hand basin and low-level WC. Tiled flooring. Part tiled walls. Obscured uPVC window to the side aspect. Radiator. Ceiling light.

### First Floor Landing



Carpet. Ceiling light. Stairs leading to the second floor. Doors leading into:-

### Bedroom One

11'1" x 12'1" (3.38 x 3.69)



Newly fitted Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

### Bedroom Three

11'4" x 7'3" (3.47 x 2.21)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

### Attic Bedroom

12'0" x 12'7" extending 17'2" (3.67 x 3.84 extending 5.24)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

## Outside



To the rear of the property there is a private and enclosed yard, ideal for enjoying your morning coffee in the sun! Gated access leads across a pathway to a further private garden area.

### Potential Rental Income

Potential rental income achievable in today's market would be in the region of £850 P.C.M giving a gross yield of approximately 7%. Please note the market can fluctuate so this figure is subject to change.

### 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.

## 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!

## 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.

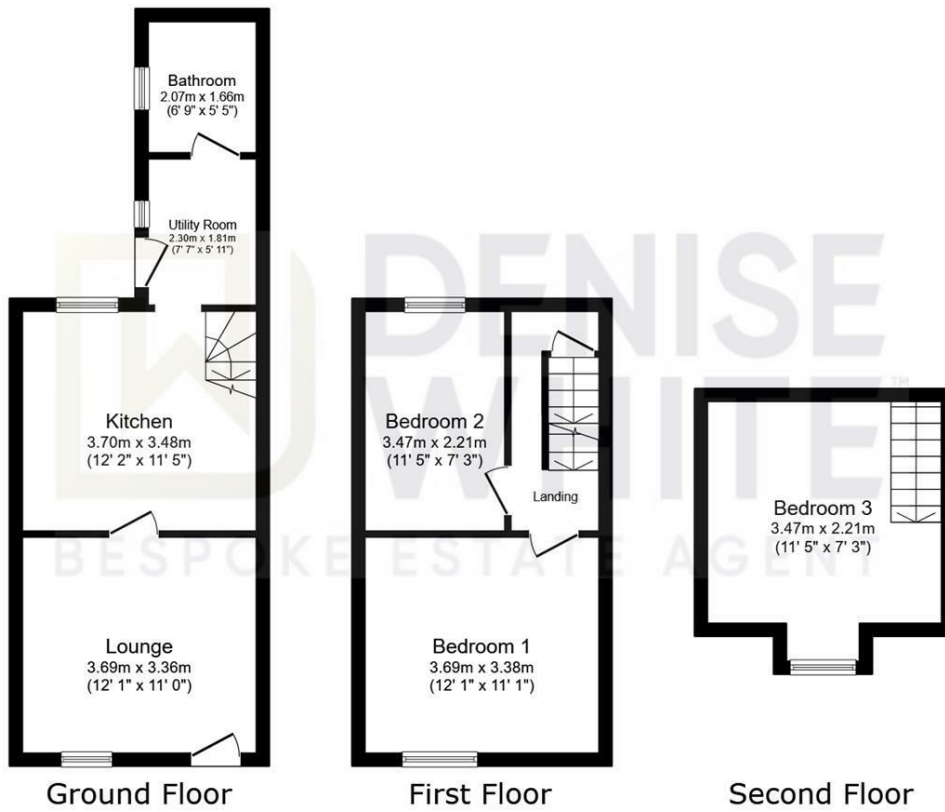
## Do You Need A Mortgage?

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

## 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.

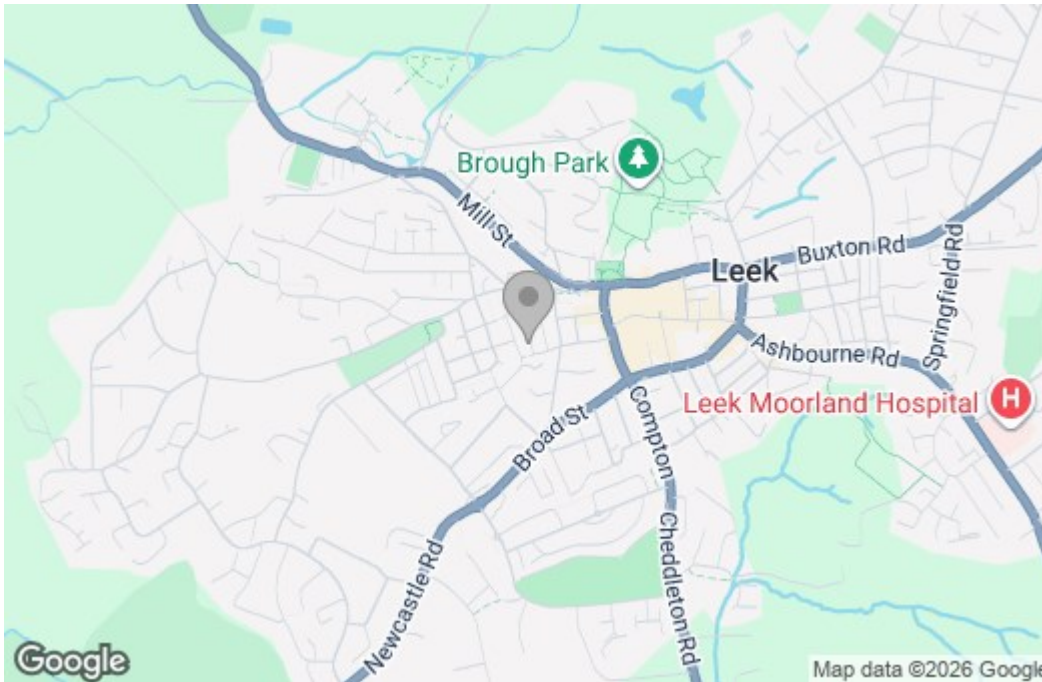
## Floor Plan



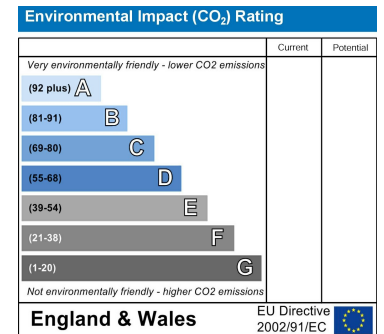
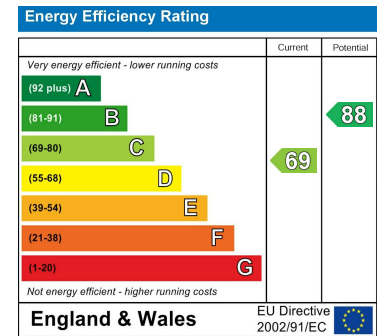
Total floor area: 72.8 sq.m. (784 sq.ft.)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.