



## 2A New Street, Leek, Staffordshire, ST13 6EB

Asking price **£154,950**

"Old becomes new in the right hands." – Stephen King

This stunningly renovated one-bedroom terraced home captures the essence of timeless charm while embracing modern living. Thoughtfully updated to contemporary standards, it boasts stylish interiors just a short stroll from the heart of Leek town centre.

Enter to find a delightful blend of history and modern convenience.

\*\* Due to the current planning and conservation permissions we would recommend CASH BUYERS only at this time \*\*

## Denise White Estate Agents Comments

**\*\*Chic Living in the Heart of Historic Leek\*\***

Nestled within an exclusive new development, this beautifully finished one-bedroom terraced home perfectly combines period charm with contemporary comfort. Located in the vibrant centre of Leek—Staffordshire’s charming market town—this residence is ideally positioned near independent shops, cafés, and essential amenities.

Crafted by a reputable local developer, the property honour's its heritage while embracing modern living. The inviting lounge features a striking fireplace, wood-style flooring, and uPVC sash-style window, creating a classic yet fresh ambiance.

The stylish open-plan kitchen at the rear has, on trend, elegant navy blue cabinetry, wood-effect worktops, white tiled splashbacks, and integrated cooking appliances, all enhanced by sleek inset lighting. French doors connect the interior to the rear courtyard. An inner hallway provides access to the staircase leading to the first floor, along with a convenient under-stairs area that includes plumbing for a washing machine.

Upstairs, the spacious principal bedroom offers a good size double room, while the stunning modern bathroom features a freestanding bath, shower cubicle, W.C., and wash hand basin—balancing comfort and practicality for everyday living.

This thoughtfully designed home is ideal for professionals, couples, or anyone seeking to downsize in style—all within the heart of one of Staffordshire’s most desirable towns.

## 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.

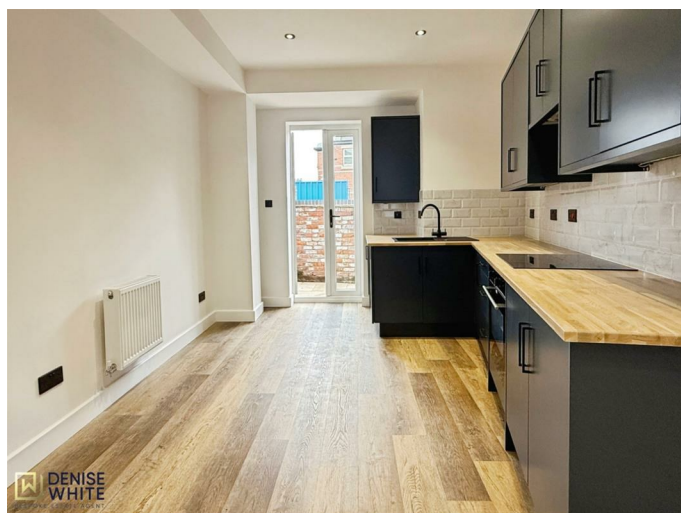
Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can 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.

### Lounge with Open Plan Kitchen



Open plan with the lounge and the kitchen area. Clearly split into two areas.

### Lounge Area

13'5" x 10'2" (4.09 x 3.11)

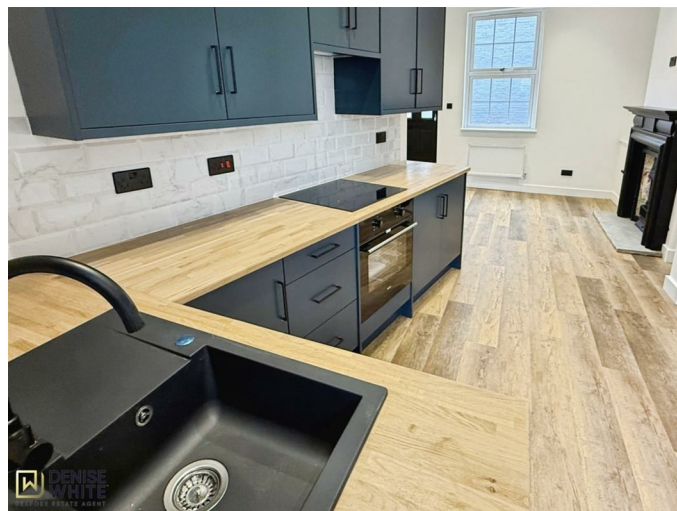


Wooden designed flooring, feature fireplace,

radiator, inset spotlighting, double glazed window to the front aspect, open with the kitchen area and door leading into the inner hallway.

### Kitchen Area

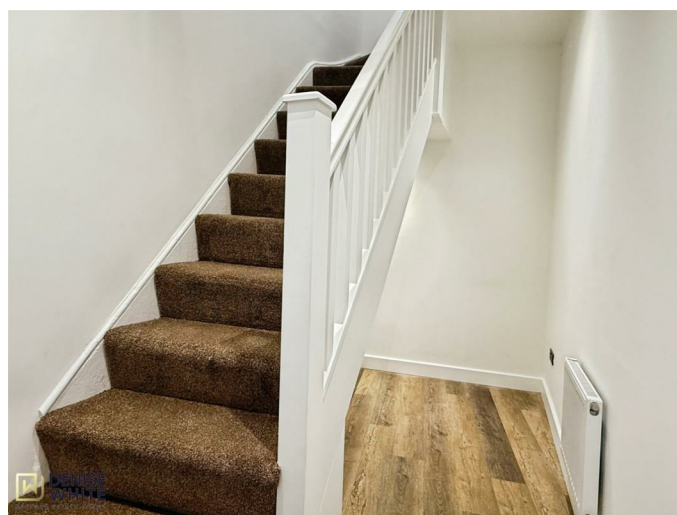
10'9" x 12'4" (3.28 x 3.78)



A range of wall and base units with work surfaces over, sink unit with drainer, hob, electric oven and extractor hood over, part tiled walls, wood designed flooring, radiator, inset spotlighting, uPVC French doors leading out to the rear courtyard.

### Inner Hallway

10'2" x 5'5" (3.12 x 1.67)



Wooden designed flooring, stairs off to the first floor accommodation, plumbing for washing machine, lighting, radiator.

### First Floor Accommodation

Access to the bedroom and bathroom.

## Bedroom One

13'7" x 10'1" (4.15 x 3.09 )

Double glazed window to the front aspect, inset spotlighting, fireplace, radiator.

## Bathroom

10'8" max x 10'9" (3.26 max x 3.30 )



An excellent size bathroom with a stunning free standing bath with central tap, shower cubicle with shower head and attachment, vanity wash hand basin, W.C. uPVC window to the rear aspect, heated towel rail, wood effect flooring.

## Outside

To the rear of the property there is an enclosed courtyard area.

## Agents Notes

Freehold

All mains services connected

## 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 Denise White Bespoke Estate Agents



"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 2024 & 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!

### **Do You Have A House 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.

### **Do You Need Help With 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.

### **You Will Need A Solicitor !**

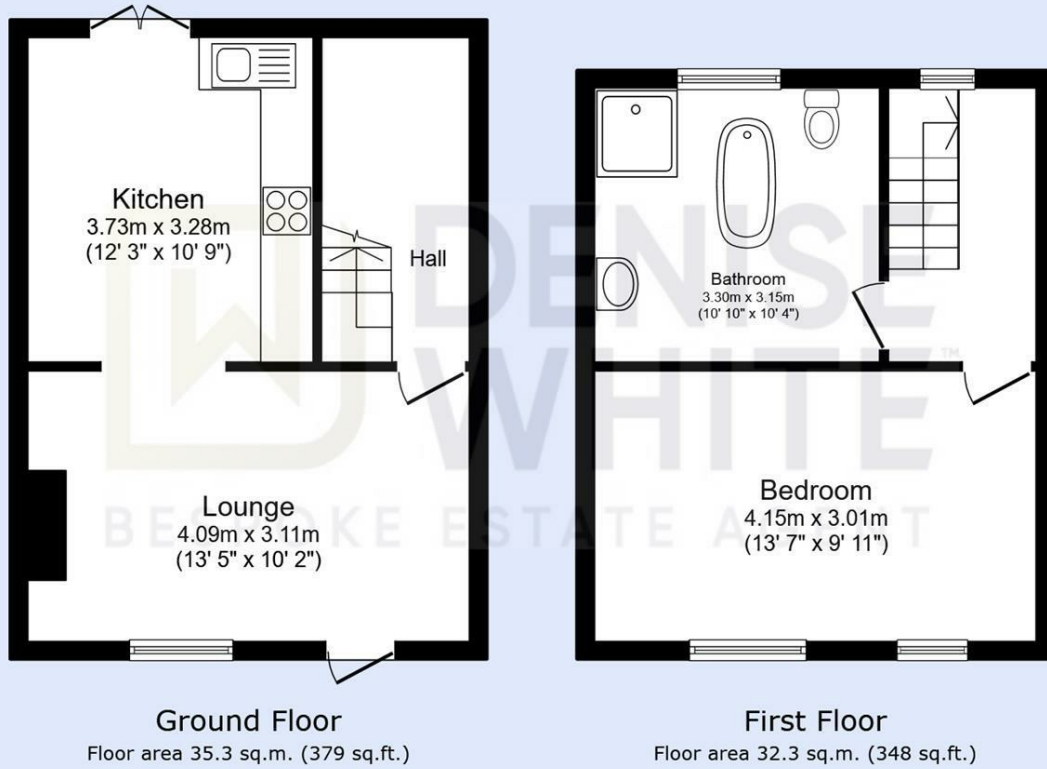
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **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

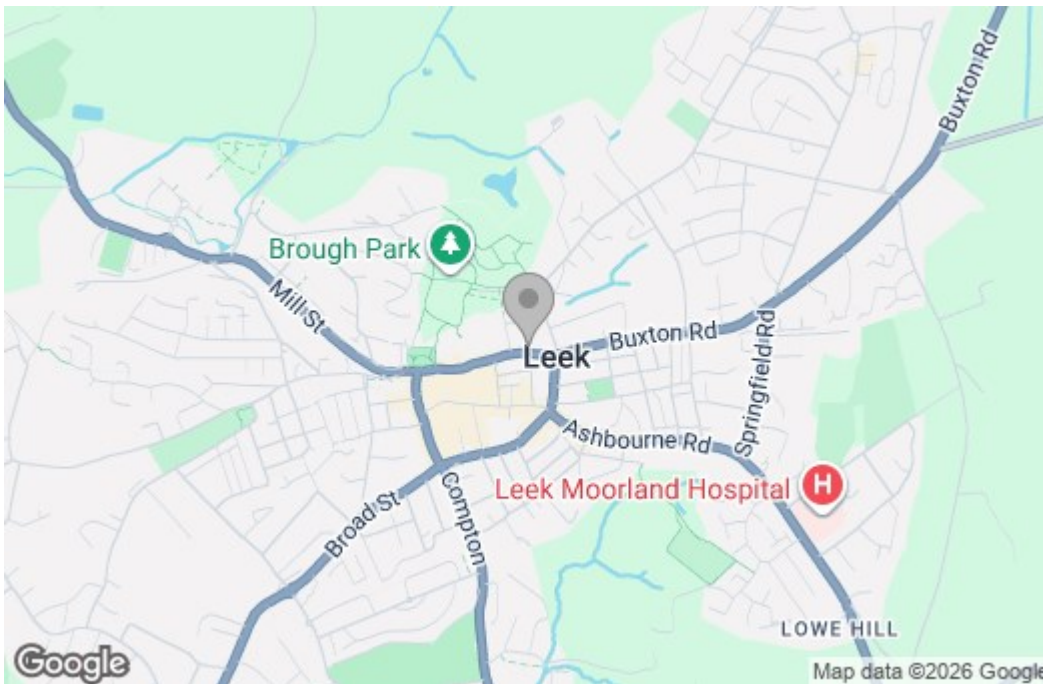


Total floor area: 67.6 sq.m. (727 sq.ft.)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.