

**2 North Cliffe, Leek, ST13 8EW**  
**Offers in the region of £180,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"A Characterful Victorian Home with Exceptional Views and Endless Potential"

Located in an elevated position close to Leek town centre, this Victorian townhouse enjoys exceptional views across the town and surrounding countryside. The property offers spacious accommodation and retains many original period features, including Minton tiled flooring and impressive bay windows. Now requiring modernisation, it presents an exciting opportunity to create a bespoke home in a highly convenient location. Outside, there is a paved forecourt and private rear yard with useful outbuildings.



### Denise White Estate Agents Comments

Positioned in an elevated location close to the heart of Leek, this charming period townhouse offers the perfect balance of convenience and scenery. With wonderful far-reaching views across the town and the rolling Staffordshire countryside beyond, yet within easy walking distance of shops, cafés, schools and amenities, it presents an enviable setting suited to peaceful daily life.

Packed with traditional character, the property retains many original period features, including Minton tiled flooring, ornate coving, dado and picture rails, high ceilings and impressive bay windows that flood the rooms with natural light. Now requiring a degree of modernisation throughout, it presents an exciting and rare opportunity for purchasers to update, personalise and create their ideal home.

The accommodation begins with an entrance porch leading into a welcoming hallway, from which stairs rise to the first floor. Two generous reception rooms offer versatile living space; the front sitting room enjoys a large bay window and alcove shelving, while the second lounge sits to the rear and flows through to the kitchen. Off the kitchen is a wonderful walk-in pantry with original shelving, together with a useful utility room and ground floor shower room.

To the first floor, the spacious main bedroom enjoys a front aspect with an impressive bay window framing superb elevated views. A second large double bedroom sits to the rear, alongside a third single bedroom and family bathroom.

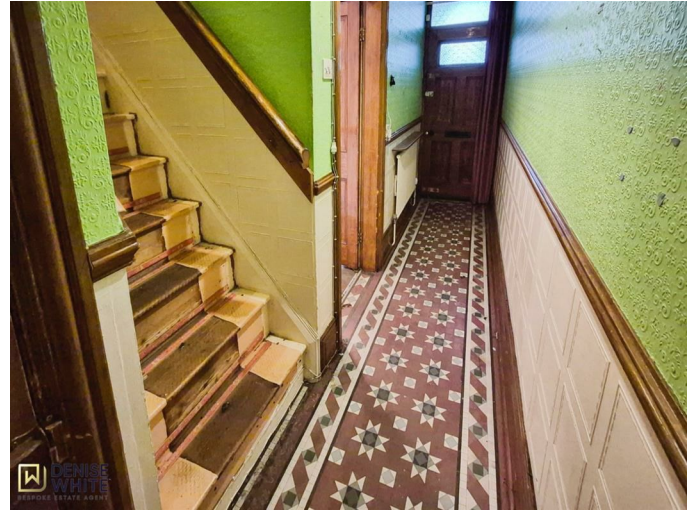
Externally, the property includes a paved forecourt and a private enclosed rear yard.

Offering space, charm, character and huge potential in a highly desirable location, this property is ready to be transformed into a magnificent family home.

### Entrance Porch

Wooden entrance door to the front aspect. Carpet. Ceiling light. Door leading into: –

### Entrance Hall



Original Minton tiled flooring. Radiator. Dado rail. Picture rail. Coving to the ceiling. Ceiling light. Stairs leading to the first floor. Doors leading into:-

### Sitting Room

14'6" x 11'5" (4.42 x 3.50)



Exposed wooden flooring. Gas fire on a tiled half. Radiator. uPVC bay window to the front aspect. Picture rail. Coving to the ceiling. Ceiling light.

## Lounge

14'11" x 12'2" extending to 15'3" (4.57 x 3.73 extending to 4.65)



Original parquet flooring. Two radiators. Window to the rear aspect. Picture rail. Coving to the ceiling. Ceiling light. Door leading into:-

## Kitchen

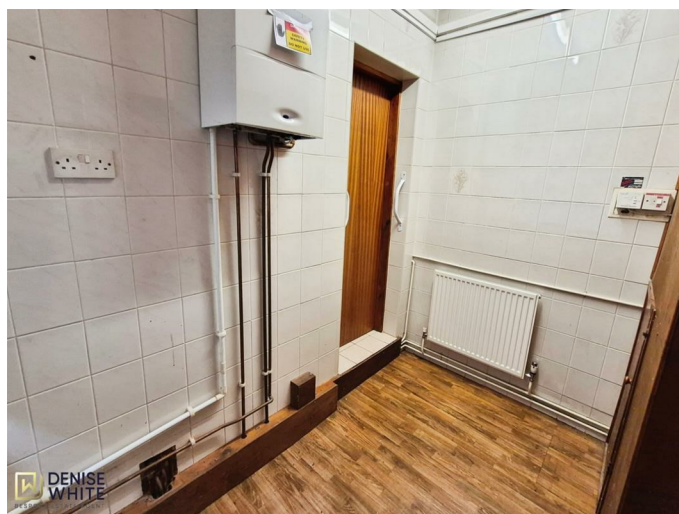
10'6" x 9'1" (3.22 x 2.77)



Fitted with a stainless steel sink unit. Vinyl flooring. Radiator. uPVC door and window to the side aspect. Ceiling hung clothes maid. Coving to the ceiling. Ceiling light. Walk-in pantry cupboard off. Door leading into:-

## Utility Room

7'10" x 5'3" (2.40 x 1.62)



Vinyl flooring. Radiator. Window to the side aspect. Fully tiled walls. Wall mounted Worcester combination boiler. Ceiling light. Door leading into:-

## Shower Room

7'9" x 6'5" (2.38 x 1.97)



Fully tiled shower cubicle, low-level WC and pedestal wash hand basin. Tiled flooring. Fully tiled walls. Radiator. Obscured window to the side aspect. Ceiling light.

## First Floor Landing

Dado rail. Two ceiling lights. Loft access. Doors leading into:-



### Bedroom One

14'11" x 11'11" plus bay (4.56 x 3.64 plus bay)



Wall mounted gas fire. Radiator. uPVC bay window to the front aspect. Picture rail. Coving to the ceiling. Storage cupboard off.

### Bedroom Two

12'4" x 11'11" (3.76 x 3.65)



Exposed wooden flooring. Wall mounted gas fire. radiator. uPVC window to the rear aspect. Picture rail. Ceiling light. Storage cupboard off.

### Bedroom Three

10'7" x 9'1" (3.23 x 2.78)



Exposed wooden flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

### Bathroom

6'7" x 6'0" (2.02 x 1.83)



Fitted with a suite comprising of paneled bath, low-level WC and pedestal wash hand basin. Laminate tiled flooring. Radiator. Obscured uPVC window to the side aspect. Ceiling light.

## Outside



To the front of the property, a paved forecourt frames the elegant Victorian façade. The rear of the property features a private enclosed yard, offering a low-maintenance outdoor space ideal for seating, or future landscaping.

## 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!



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?

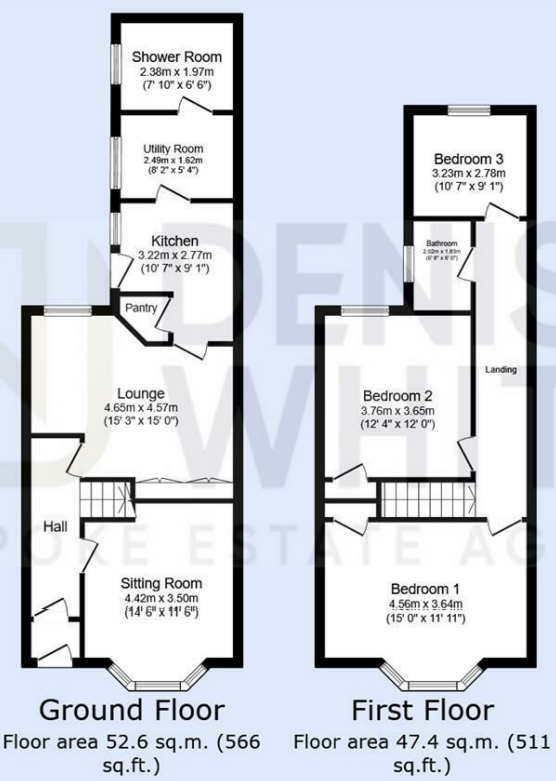
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### Anti-Money Laundering & ID Checks

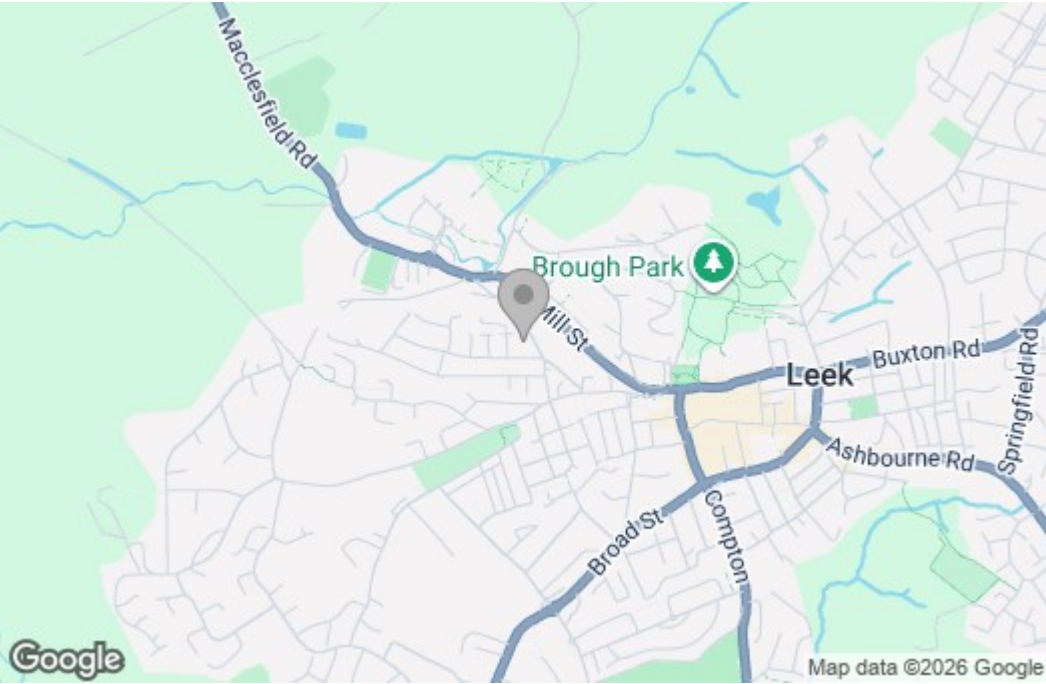
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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



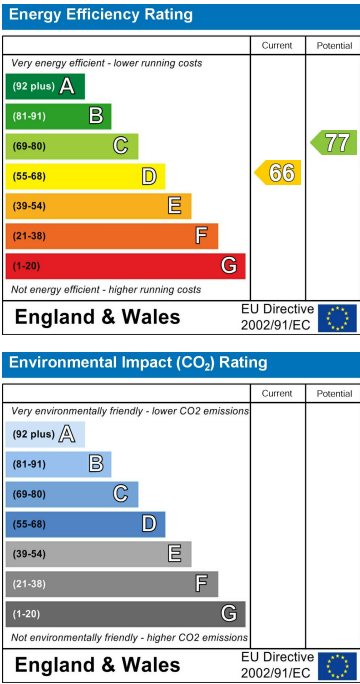
Floor Plan



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.