DENISE WHITE™
BESPOKE ESTATE AGENT









12 Field Street, Leek, ST13 5DY

Offers in the region of £185,000

"Sometimes, the best homes aren't the ones that are perfect from the start, but the ones that leave room for life, laughter and a little imagination to make them your own."

A deceptively spacious four-bedroom mid-terrace townhouse on Field Street in Leek, offering versatile accommodation across three floors, a cosy lounge, separate dining room, fitted kitchen and enclosed rear courtyard. Ideal for first-time buyers or growing families seeking a home with flexibility and potential.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agent Comments

Situated on Field Street in Leek, this deceptively spacious four-bedroom mid-townhouse offers a versatile layout, plenty of room to grow and an excellent opportunity for first-time buyers, growing families or those looking to make a home their own over time. With accommodation arranged across three floors, the property combines a welcoming feel with flexible living space, all conveniently positioned within reach of Leek town centre and its range of amenities.

Upon entering, you are welcomed into the lounge, a cosy and inviting reception room featuring a bay window to the front aspect which allows natural light to filter into the space. Continuing through the property, stairs lead from the inner hallway to the first floor accommodation, which in turn leads on to the dining room.

The dining room is a well-proportioned reception space, ideal for family meals or entertaining, with access through to the kitchen at the rear of the property. The kitchen is arranged in a galley-style layout and is fitted with a range of wall and base units, providing practical storage and workspace, whilst enjoying views across the rear courtyard. The kitchen also provides direct access outside.

To the first floor, the accommodation comprises bedroom one, a generous room enjoying the front aspect, offering ample space for bedroom furniture and providing a comfortable principal bedroom. Also situated on this floor is the family bathroom, finished to a good standard and fitted with the facilities expected for everyday family living.

Completing the first-floor accommodation is bedroom four, which is currently utilised as a useful utility room, with plumbing for a washing machine and a wash hand basin. This space offers versatility for a variety of uses, whether retained as a utility room, or adapted into a home office or fourth bedroom/nursery.

Stairs lead to the second floor, where bedrooms two and three are situated. Both are well-proportioned bedrooms, with bedroom two enjoying views to the front aspect and bedroom three overlooking the rear, providing further comfortable accommodation and flexibility for family members, guests or working from home.

Externally, the property benefits from an enclosed rear courtyard, providing an easily maintained outdoor space with room for seating and enjoying the warmer months.

Offering more space than first meets the eye, a flexible four-bedroom layout and scope for buyers to personalise and improve over time, this home presents a fantastic opportunity in the heart of Leek.

Location



Situated on Field Street, conveniently located within the market town of Leek, offering a well-positioned setting just a short distance from the town centre and its range of shops, amenities and everyday conveniences.

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.

Why We Love This Home!

We love just how much space and versatility this home offers, particularly for first-time buyers looking for somewhere to grow into. Arranged across three floors and offering four bedrooms, there is plenty of flexibility to suit changing needs, whether that's family life, working from home or simply having a little extra room. With Leek town centre close by and the opportunity to personalise and modernise gradually, this is a home offering both convenience and exciting potential.

Lounge

14'2" x 11'2" (4.34 x 3.42)



Wooden entrance door to the front aspect. Laminate flooring. Radiator. uPVC bay window to the front aspect. Ceiling light. Door leading into :-

Inner Hall

Laminate flooring. Stair access to first floor accommodation. Door leading into:-

Dining Room

12'6" x 11'0" (3.83 x 3.36)



Laminate flooring. Radiator. uPVC window to the rear aspect. Ceiling light. Door leading into:-

Kitchen

14'7" x 6'3" (4.46 x 1.93)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated four ring electric hob with extractor fan over and single electric oven. Space for fridge freezer and plumbing for a dishwasher. Laminate flooring. uPVC window to the side and rear aspect. Access to outside. Ceiling light.

First Floor Landing

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

Bedroom One

11'8" x 11'4" (3.58 x 3.47)



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

Bedroom Four/ Utility

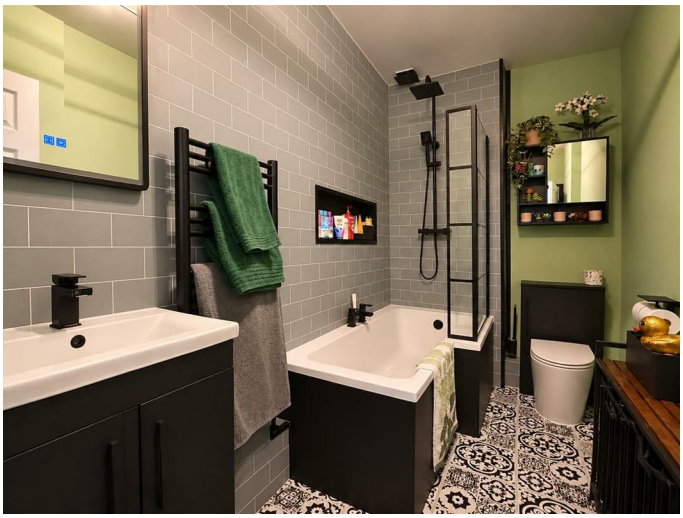
9'10" x 5'1" (3.01 x 1.56)



Vinyl flooring. Radiator. Plumbing for washing machine and space for a condensing tumble dryer. Pedestal wash hand basin. Obscured uPVC window to the rear aspect. Ceiling light.

Bathroom

9'5" x 5'3" (2.88 x 1.61)



Fitted with a suite comprising of bath with rainfall shower over, wash hand basin and low level WC. Vinyl flooring. Part tiled walls. Heated towel rail. Ceiling light.

Second Floor Landing

Carpet. Ceiling light. Doors leading into:-

Bedroom Two

10'7" x 10'0" (3.24 x 3.06)



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

Bedroom Three

10'0" x 9'3" (3.05 x 2.83)



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

Outside



To the rear of the property is an enclosed courtyard, offering a manageable and easily maintained outdoor space. Featuring a patioed area with room for outdoor seating and barbecues, it provides a pleasant spot to enjoy the warmer months without the upkeep of a larger garden.

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



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll

showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

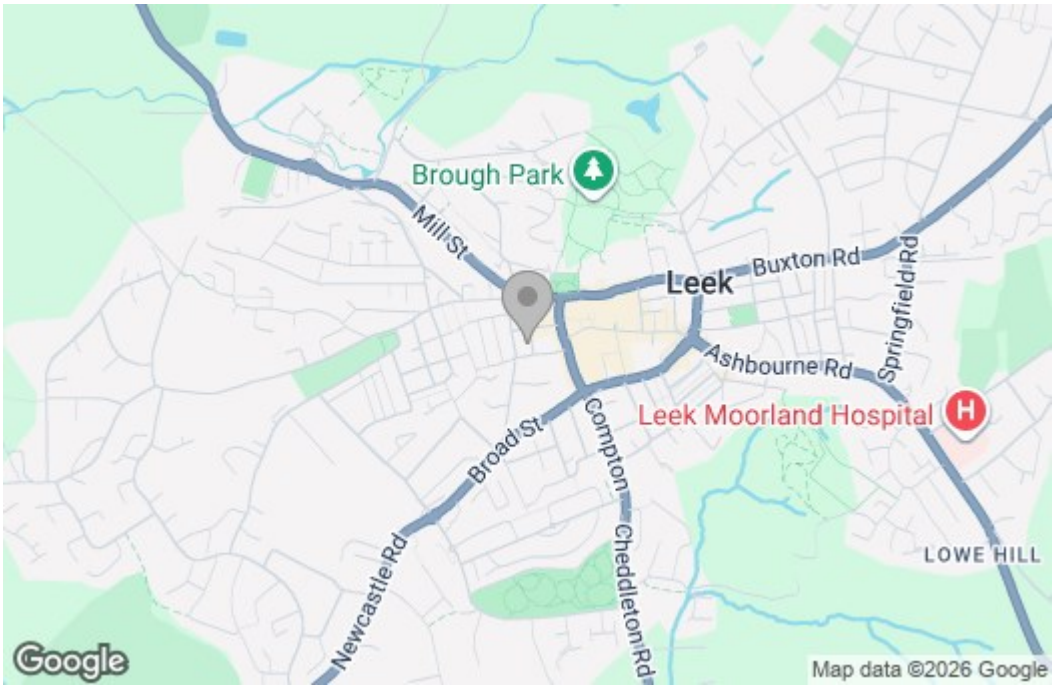
Buyer ID Checks
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services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

CGI & AI-Enhanced Imagery Disclaimer
Some images may have been digitally enhanced or virtually staged using CGI or Artificial Intelligence (AI) for illustrative purposes only. These images may not reflect the property's current appearance or contents. Original, unedited photographs are provided for comparison, and AI imagery is identified within the listing.

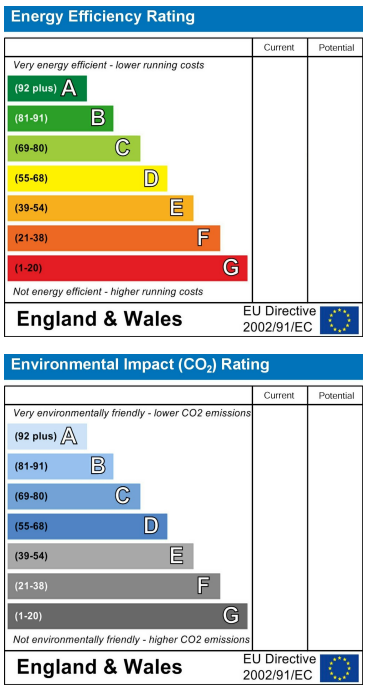
Floor Plan



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.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk