



6 Duke Street, Staffordshire, ST13 5LG

£130,000

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

"The first step toward building your future starts with your first home"

Charming two-bedroom terraced house just a short stroll from Leek town centre. Open-plan lounge and dining space, compact kitchen, with two bedrooms and a lovely bathroom upstairs. Small rear yard—perfectly located for local shops, schools and amenities!

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Estate Agents Comments

A well-presented two-bedroom terraced home conveniently located close to the centre of the vibrant market town of Leek. Perfectly positioned for easy access to local shops, cafes, schools and amenities, this property offers comfortable and practical living ideal for first-time buyers, downsizers, or investors.

The ground floor features an open-plan lounge and dining area with space to relax and entertain, flowing through to a compact yet functional kitchen with fitted units. Upstairs, there are two bedrooms, along with a lovely modern bathroom. Outside, the property benefits from a small rear yard area. Benefitting from uPVC double Glazing throughout and Gas Central Heating with a combination boiler.

With its central location and well-proportioned layout, this charming home combines town-centre convenience with affordable living.

Location

A stone's throw from Leek Town Centre and within easy walking distance of popular local schools and other amenities.

Leek is known as the 'Queen of the Staffordshire Moorlands', 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.

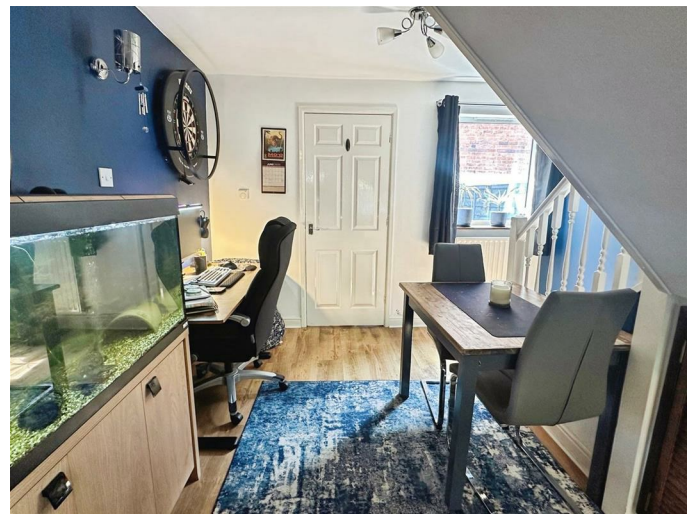
Lounge

10'5" x 10'4" (3.2m x 3.17m)

Composite entrance door to the front aspect. Laminate flooring. Radiator. Coal effect gas fire on a tiled hearth and inset with wooden surround. uPVC window to the front aspect. Ceiling light. Opening into: –

Dining Room

10'3" x 9'0" (3.13m x 2.76m)



Laminate flooring. Radiator. Understairs storage cupboard. uPVC window to the rear aspect. Stairs off to the first floor. Door leading into: –

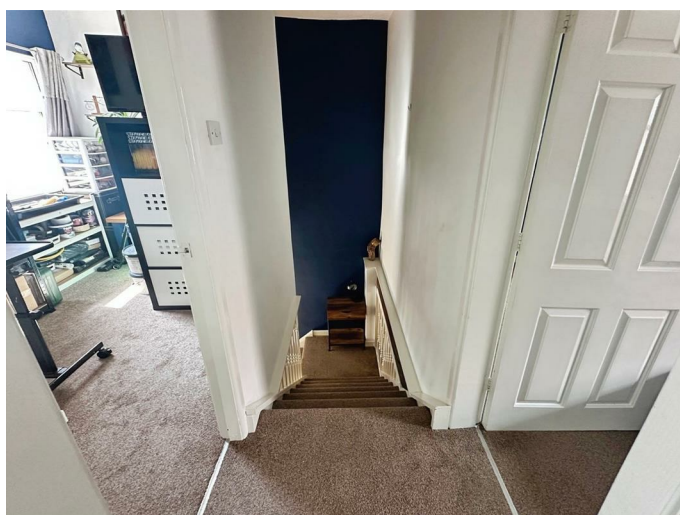
Kitchen

11'1" x 6'0" (3.39m x 1.83m)



Fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Space for an electric cooker with extractor over. Plumbing for automatic washing machine. Space for tumble dryer. Space for undercounter fridge and freezer. Tiled flooring. Part tiled walls. uPVC door leading to the rear yard. uPVC window to the side aspect. Cupboard housing the Glow Worm gas combination boiler.

First Floor Landing



Carpet. Ceiling light. Doors leading into: –

Bedroom One

14'1" x 10'11" (4.31m x 3.35m)



Carpet. Radiator. Two uPVC windows to the front aspect. Ceiling light.

Bedroom Two

10'4" x 6'8" (3.17m x 2.04m)



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

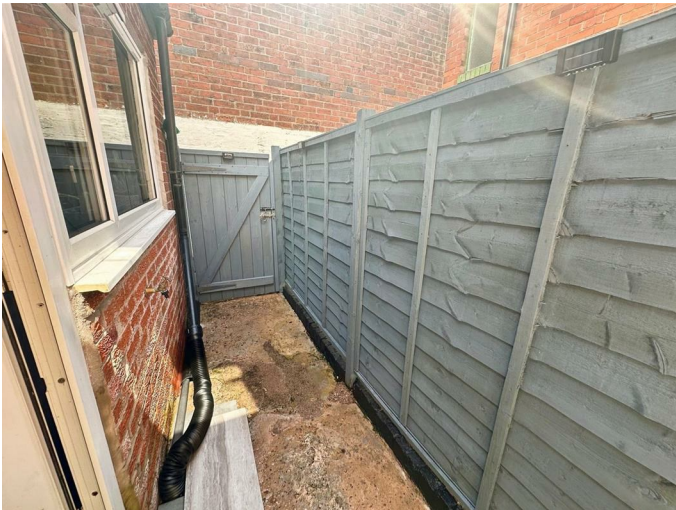
Bathroom

9'9" x 6'4" (2.99m x 1.95m)



Fitted with a suite comprising of panelled bath with shower over, low-level WC and wall mounted vanity wash hand basin unit. Tiled flooring. Part tiled walls. Obscured uPVC window to the rear aspect. Wall mounted heated towel rail. Ceiling spotlights. Loft access.

Outside



To the rear of the property there is a small, walled yard with gated access leading to the rear alleyway which in turn leads to Duke Street.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band 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.

WE WON!

Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

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.

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.

Floor Plan

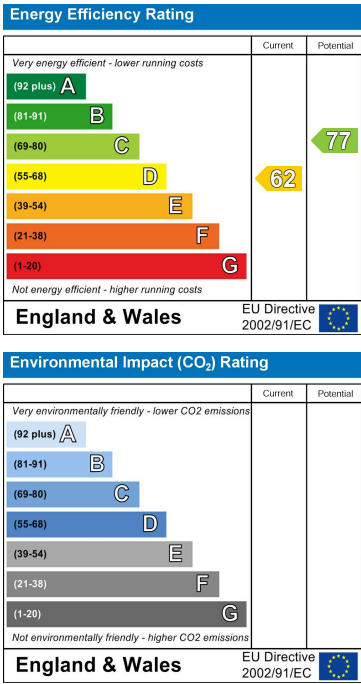


This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph



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