



25 Gaunt Street, Leek, Staffordshire, ST13 8EB

Asking price £149,995

Call us to arrange a viewing 9am until 9pm 7 days a week!

"Your home should tell the story of who you are and be a collection of what you love." – Nate Berkus

This well-presented two bedroom terrace property offers versatile accommodation over two floors whilst remaining a stone's throw from the popular town centre and is ideally suited for first time buyers, and couples alike.

Denise White Estate Agents Comments

Tucked away on a quiet residential street on the outskirts of the town centre, this well-presented two-bedroom mid-terrace property offers versatile accommodation over two floors. Located in the popular west end of town, it's ideal for first-time buyers, couples, or investors seeking a low-maintenance home in a peaceful yet convenient location.

Internally, the home is decorated in warm, neutral tones, creating a welcoming and comfortable atmosphere throughout. The ground floor comprises a generously sized living room, leading through to a practical kitchen diner with ample space to cook and dine. A rear porch offers useful storage and the potential to be enhanced into a boot room or utility space. Beyond this is a sleek, modern bathroom finished to a high standard.

Upstairs, the first floor hosts two bedrooms. The main bedroom, positioned at the front of the home, is a bright and spacious double. The second bedroom has been cleverly updated to include a stylish ensuite shower room, adding both functionality and appeal.

Externally, the property benefits from a low-maintenance enclosed yard, perfect for those looking for outdoor space without the upkeep.

A smart choice for buyers looking for a move-in ready home in a quiet, central location.

Location

The market town of 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

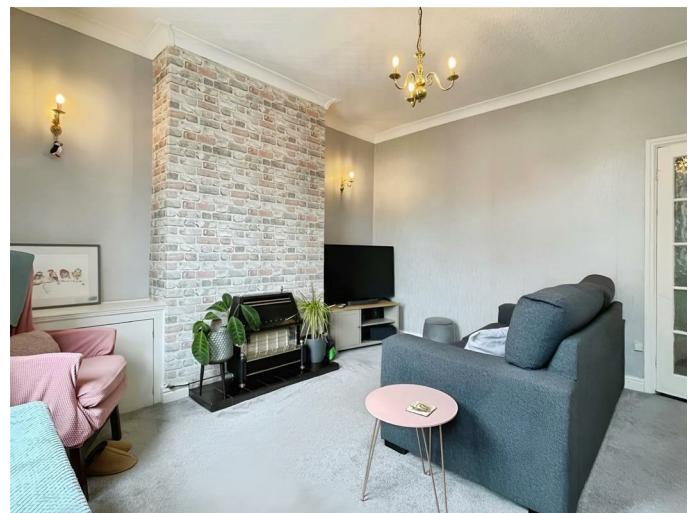
at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

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.

Living Room

13'1" x 12'2" (4.01m x 3.73m)



Fitted carpet. uPVC door to the front aspect. Wall mounted radiator. Gas Fire. uPVC double glazed window to front aspect. Two wall lights. Coving. Ceiling light.

Kitchen Diner

10'2" x 12'2" (3.10m x 3.73m)



Wood effect flooring. A range of wall and base units with work surfaces above. Stainless steel sink and drainer unit with mixer tap above. Space for fridge freezer, undercounter washing machine, and oven. Wall mounted radiator. uPVC double glazed window to the rear aspect. Coving. Ceiling light. Access into:-

Rear Porch

Continued wood effect flooring. uPVC double glazed door to the side aspect. Wall mounted radiator. Wall mounted combination boiler. Ceiling light.

Bathroom

5'2" x 6'11" (1.60m x 2.13m)



Tiled flooring. Tiled walls. Fitted bath with shower

above. Low level WC. Wash hand basin with storage underneath. Wall mounted radiator. Obscured uPVC double glazed window to the side aspect. Inset spotlight.

First Floor Landing

Fitted carpet. Access into:-

Bedroom One

(12'4" x 12'11" ((3.76m x 3.96m)



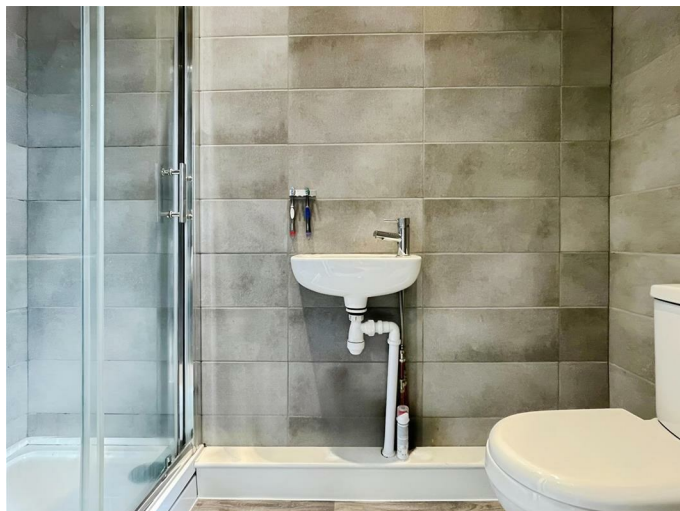
Fitted carpet. Wall mounted radiator. uPVC double glazed window to the side aspect. Ceiling light

Bedroom Two



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect. Ceiling light. Access into:-

Ensuite



Wood effect flooring. Tiled walls. Low level WC. Wall mounted wash hand basin. Shower cubicle with shower. Ceiling light.

Outside



To the rear of the property is an enclosed paved yard with a useful storage shed.

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.

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 Require 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.

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.

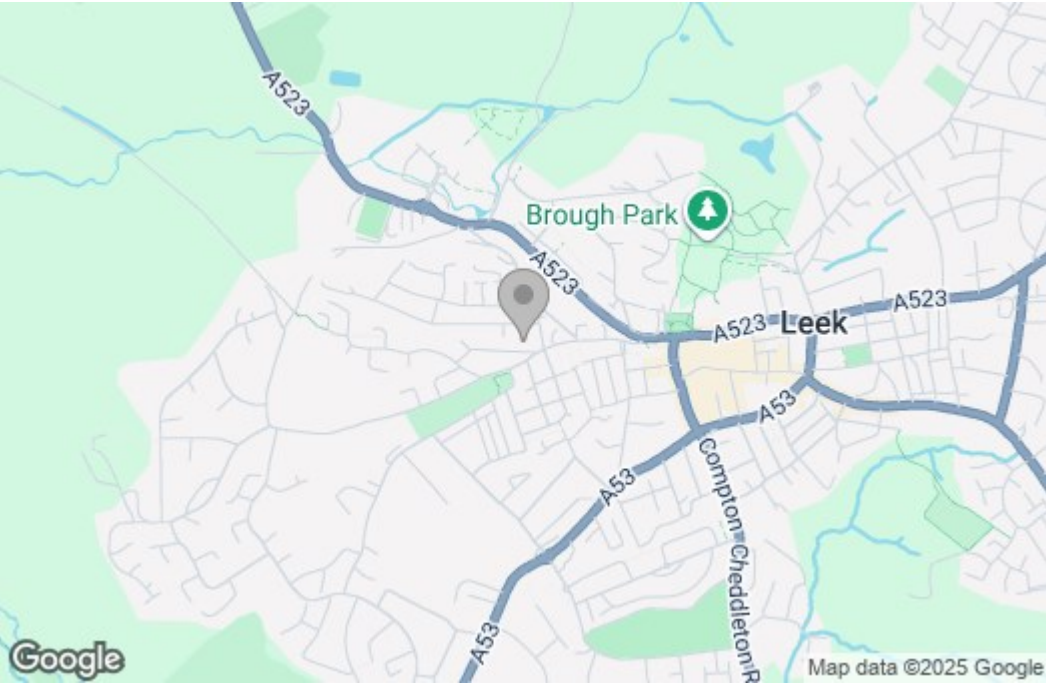
Floor Plan



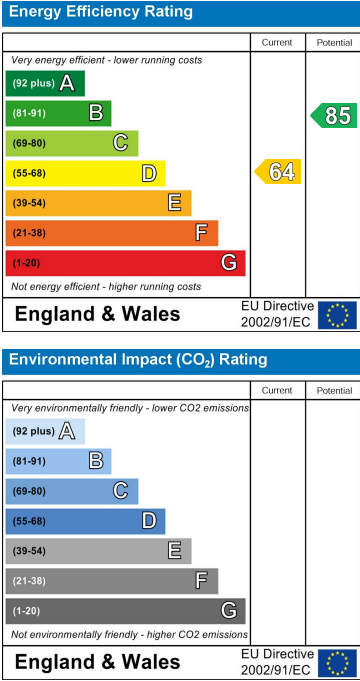
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.