



27 Wardle Gardens, Leek, Staffordshire, ST13 7AR

Asking price £130,000

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

"There is nothing like staying at home for real comfort." – Jane Austen

This stylish and well-maintained two-bedroom apartment offers light-filled, neutral interiors and a thoughtfully designed sociable living space – ideal for modern living. Positioned within a popular residential area, the property is conveniently located just a short distance from the charming village of Cheddleton and the vibrant market town of Leek, providing excellent access to local amenities, shops, and countryside walks.

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

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Denise White Estate Agents Comments

Situated on the second floor of a well-maintained development, this well-presented two-bedroom apartment offers spacious and modern living in a sought-after residential area. With an allocated parking space and a thoughtfully designed layout, this property is ideal for first-time buyers, couples, or those looking to downsize.

The accommodation comprises a generous entrance hall that leads to two light-filled, neutrally decorated bedrooms. The principal bedroom benefits from an en-suite shower room, while the second bedroom is served by a modern family bathroom with a three-piece suite.

At the heart of the home is a bright and airy open-plan kitchen, dining, and living area – a sociable space perfect for cooking, entertaining, and relaxing. The contemporary design ensures both style and functionality, with ample space for everyday living.

Additional features include secure entry and double glazing throughout.

Don't miss the opportunity to view this attractive home offering a low-maintenance lifestyle in a desirable community setting.

Location

Located on the outskirts of Leek in a popular residential development.

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 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,

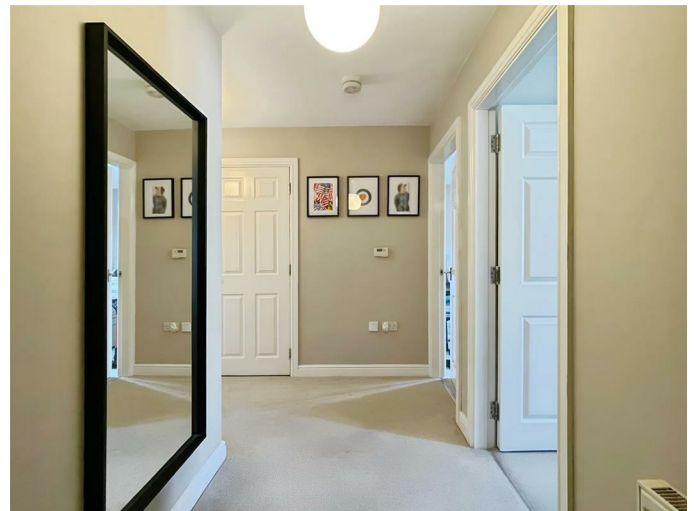
delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

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.

Entrance Hall

13'5" x 4'9" (4.11 x 1.45)



Wooden door to the front aspect. Fitted carpet. Wall mounted radiator. Ceiling light.

Kitchen area

8'8" x 11'8" (2.66 x 3.57)



Laminate flooring. A range of wall and base units with laminate work tops above. Integrated fridge, freezer, dishwasher, and stainless steel sink and drainer unit with mixer tap above. Integrated gas cooker with electric hob and extractor above. Ceiling light.

Living dining area

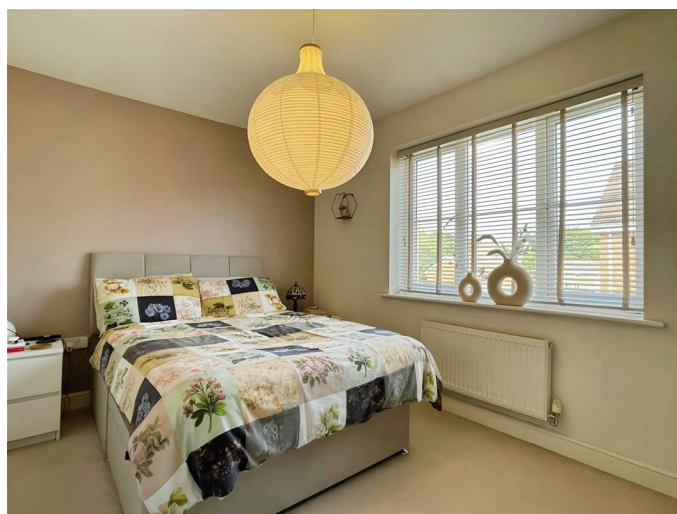
11'6" x 17'8" (3.53 x 5.41)



Laminate flooring. Two wall mounted radiators. Upvc double glazed window to the front aspect. Two ceiling lights. Access into:-

Bedroom One

8'11" x 12'1" (2.73 x 3.69)



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

Ensuite

3'10" x 8'5" (1.17 x 2.58)



Laminate flooring. Low-level WC. Pedestal wash hand basin. Wall mounted radiator. Shower cubicle with electric shower. Extractor fan. Obscured UPVC double glazed window to the front aspect. Ceiling light.

Bedroom Two

9'10" x 8'11" (3.02 x 2.73)



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

Bathroom

8'5" x 6'5" (2.59 x 1.96)



Flooring. Low-level WC. Pedestal wash hand basin. Wall mounted radiator. Fitted bath with shower attachment. Obscured UPVC double glazed window to the side aspect.. Ceiling light.

Agents Notes

Tenure: Leasehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

Leasehold Information

Lease Term - 150 years from 1st May 2008 (133

years remaining)

Ground Rent - £150 per annum

Service Charge - Currently £146.23 monthly due to decrease to £117.82 from 1st August 2025

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.

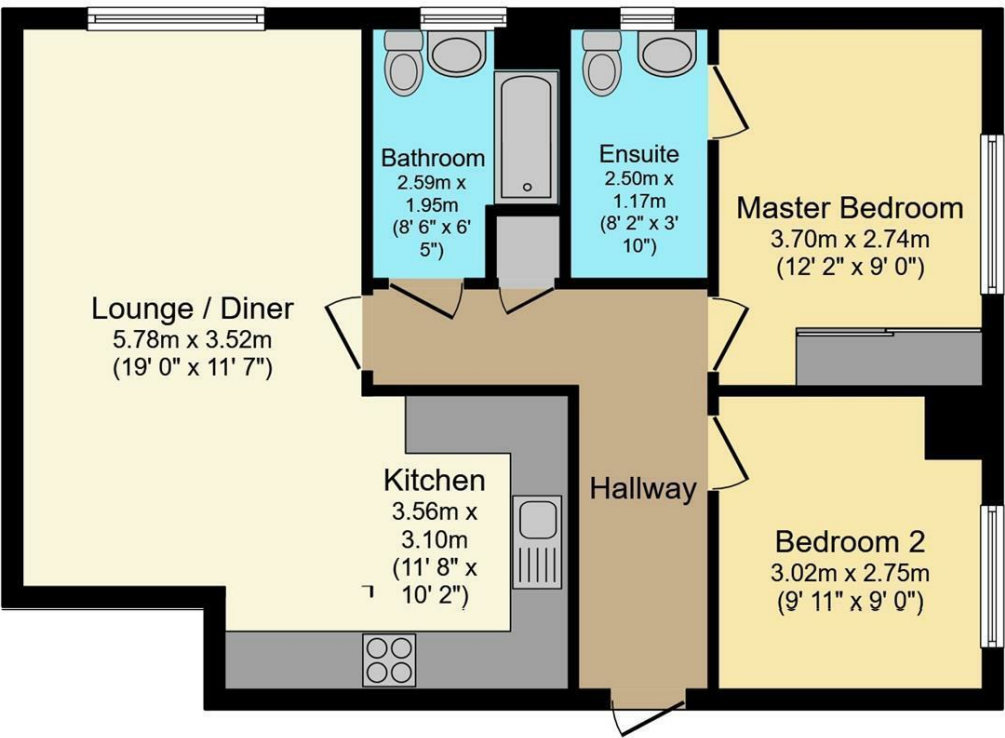
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the 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



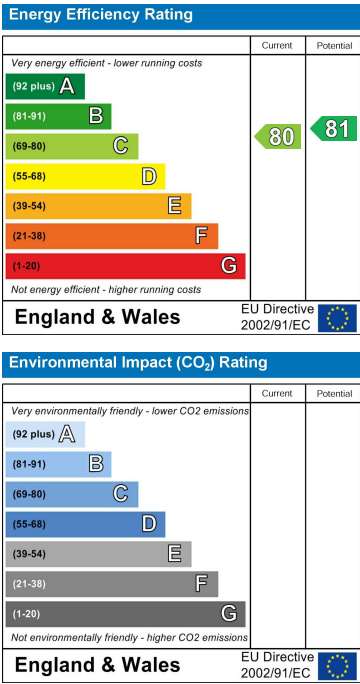
Total floor area 65.6 sq.m. (706 sq.ft.) approx

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



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.