



18 Portland Street, Staffordshire, ST13 6LA

£160,000

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

"The charm of a market town lies not just in the cobbles and cottages, but in the rhythm of everyday life"

A well presented traditional terraced house, conveniently positioned within walking distance of Leek Town Centre and just a stones throw from popular local butchers, fish and chip shops, pubs, restaurants and gym! Offering Two Reception Rooms, a Galley Kitchen, Two Bedrooms and Family Bathroom, together with a lovely private rear garden.

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

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Denise White Estate Agents Comments

A charming traditional terraced home ideally located within easy walking distance of Leek town centre, offering character, comfort, and a lovely private garden.

Inside, the ground floor features two inviting reception rooms—a cosy sitting room at the front and a welcoming lounge perfect for relaxing or entertaining. Beyond lies a practical galley kitchen with direct access to the rear garden.

Upstairs, you'll find two well-proportioned bedrooms and a spacious family bathroom, providing excellent accommodation for first-time buyers, couples, or those looking to downsize without sacrificing convenience.

Outside, there is a private rear garden, which has been thoughtfully planted with mature shrubs and colourful flowers, offering a tranquil spot to sit and unwind, complemented by a useful shed for storage.

This lovely period property combines traditional features with superb convenience, putting shops, cafes, schools, and transport links all within easy reach.

Location

Conveniently located within walking distance of the Centre of the Market Town of Leek.

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

Sitting Room

12'0" x 11'1" plus bay (3.68 x 3.40 plus bay)



Composite entrance door to the front aspect. Laminate flooring. Inset Defra Multi Fuel stove. uPVC bay window to the front aspect. Ceiling light. Door leading into: –

Lounge

12'7" x 11'3" (3.85 x 3.44)



Laminate flooring. uPVC window to the rear aspect. Defra Multi Fuel stove set on a tiled hearth with a tiled inset. Stairs off to the first floor. Understairs Storage Cupboard off. Ceiling light. Door leading into: –

Kitchen

13'7" x 5'10" (4.16 x 1.80)



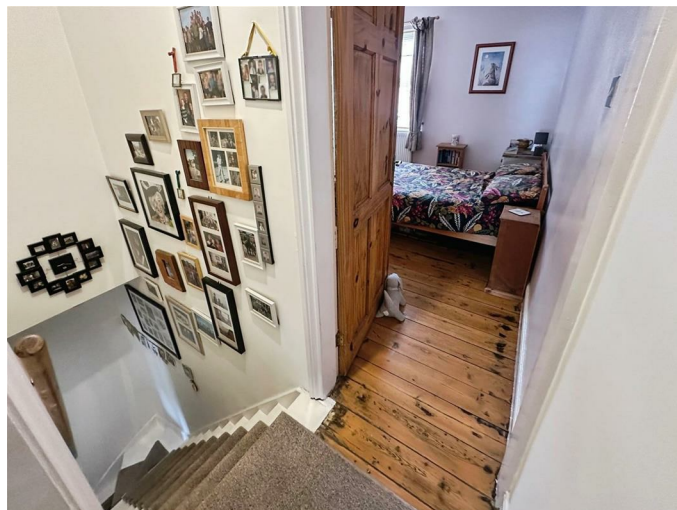
Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Space for electric cooker with extractor over and space for a fridge freezer. Plumbing for automatic washing machine. Quarry tiled floor. Radiator. Part wooden panelled walls. Two uPVC windows to the side aspect. uPVC door leading to the garden. Three ceiling lights. Opening into a small pantry area.

Pantry

5'8" x 2'11" (1.73 x 0.91)

Radiator. Wall mounted Baxi combination boiler. Ceiling light. Outlet for tumble dryer.

First Floor Landing



Exposed wooden flooring. Ceiling lights. Loft access. Doors leading into

Bedroom One

12'1" x 9'11" (3.70 x 3.03)



Expose wooden flooring. Radiator. Built in cupboards to the alcoves. uPVC window to the front aspect. Ceiling light.

Bedroom Two

12'8" x 7'10" (3.87 x 2.39)



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

Bathroom

13'0" x 5'9" (3.97 x 1.77)



Fitted with a suite comprising of panelled bath, low-level WC, pedestal wash hand basin and shower cubicle. Vinyl flooring. Radiator. Obscured uPVC windows to the side and rear aspect. Ceiling light.

Outside



To the rear of the property there is a private and enclosed garden, with a paved seating area, well stocked with mature planting and featuring an impressive garden shed. Gated access to the rear alleyway.

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.

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.

Floor Plan

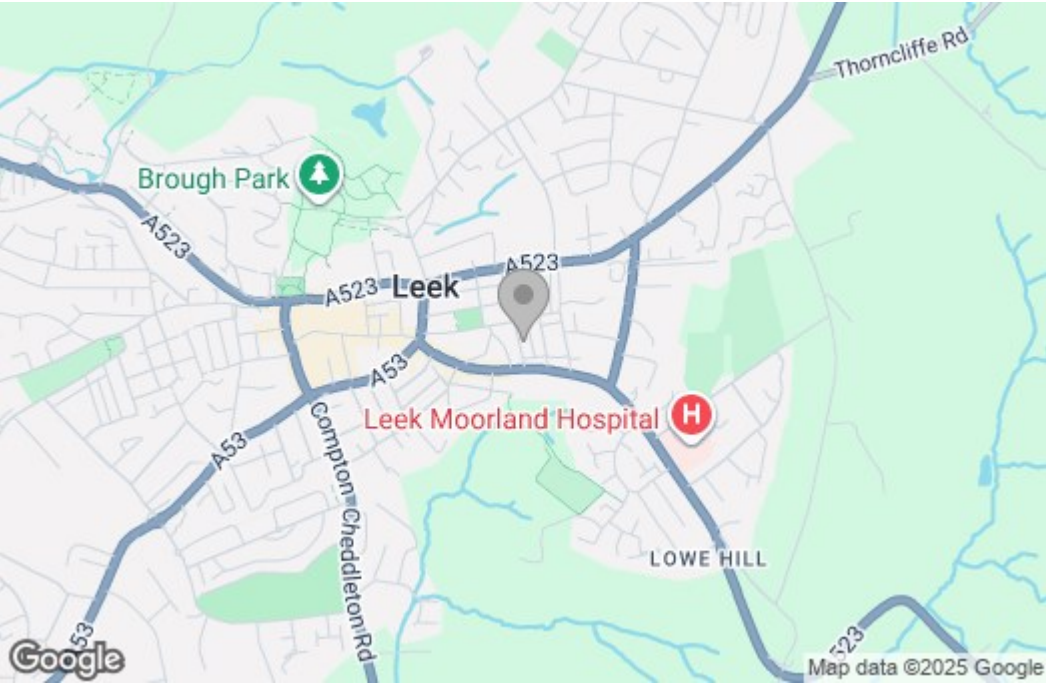


Total floor area: 73.5 sq.m. (791 sq.ft.)

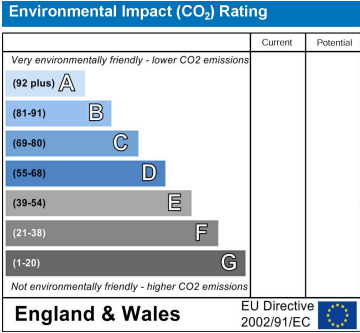
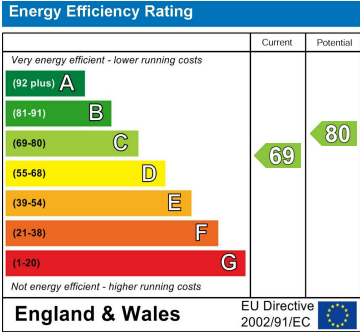
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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