



32 King Street, Leek, Staffordshire, ST13 5NW

Offers in the region of £300,000

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"Your home should tell the story of who you are. And be a collection of what you love." (Nate Berkus)

A beautifully presented 3-bedroom townhouse full of character, featuring original brick fireplaces, exposed beams, and a cosy open-plan living/dining area with access to a private garden. Includes a stylish kitchen, spacious bathroom, cellar storage, and a stunning top-floor master bedroom with en-suite. Ideally located close to Leek town centre.

#ForSale #Townhouse #Leek #Property #3Bed

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Denise White Agent Comments



Welcome to this charming and beautifully presented three-bedroom townhouse, nestled in the heart of historic King Street in Leek. Oozing character and period charm, this well-maintained home boasts a wealth of original features including exposed brick fireplaces, authentic beams, and thoughtfully preserved detailing throughout.

As you step inside, you are greeted by a welcoming entrance hallway that leads into a spacious open-plan living and dining area. This generous space is full of warmth and character, centred around a stunning open brick fireplace, ideal for cosy evenings. Double doors open directly onto the garden, flooding the room with natural light and providing a seamless indoor-outdoor flow. From here, you'll also find access to the cellar, offering excellent additional storage.

The well-equipped kitchen is both stylish and practical, thoughtfully designed with a range of modern units while complementing the traditional charm of the property.

Upstairs, the first floor offers a bright and tranquil bathroom, perfect for unwinding, along with two generously sized double bedrooms, each tastefully decorated and full of natural light.

Stairs lead to the stunning top floor master bedroom, a true retreat featuring original exposed brickwork, a mix of traditional and modern beams,

and a feeling of open space and calm. The room is bathed in natural light and is completed by a private en-suite, adding both comfort and convenience.

This delightful property is a rare opportunity to own a character-filled home in a desirable location, just a short stroll from Leek's vibrant town centre, local amenities, and beautiful countryside walks.

Location

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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and

wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Entrance Hallway

Tiled flooring. Access to living room. Stair access leading to 1st floor accommodation. Ceiling light.

Living Room

21'11" x 13'4" max (6.70 x 4.08 max)



Tiled flooring. Fitted carpet. Wall mounted radiators. Open brick fireplace. Double glazed window to the front aspect. Double doors leading to outside. Access to cellar. Access to kitchen. Ceiling lights.

Kitchen

14'6" x 7'10" (4.44 x 2.39)



Tiled flooring. Range of wall and base units. Integrated Hotpoint oven. Integrated Hotpoint microwave. Space for fridge freezer. Hotpoint gas hob. Integrated Hotpoint dishwasher. Drainer style sink unit. Plumbing for washing machine. Double glazed window to the side aspect. Inset spotlights.

Cellar

12'4" x 10'0" (3.78m x 3.05)

Wall mounted radiator. Wall units. Stair access up to living room. Double glazed window to the front aspect. Access to storage room. Space for washer dryer. Ceiling light.

First Floor Landing

Fitted carpet. Stair access leading to bedroom one. Ceiling light.

Bathroom

14'9" x 7'10" max (4.50 x 2.39 max)



Tiled flooring. Heated towel rail. WC. Wash hand basin. Shower cubicle with rain style shower. Obscured double glazed windows. Ceiling light.

Bedroom Three

10'11" x 9'10" (3.35 x 3.00)



Fitted carpet. Wall mounted radiator. Double glazed window to the rear aspect. Ceiling light.

Bedroom Two

16'11" x 11'3" max (5.16 x 3.45 max)



Wooden flooring. Wall mounted radiator. Double glazed window to the front aspect. Ceiling light.

Second Floor Accommodation

Bedroom One

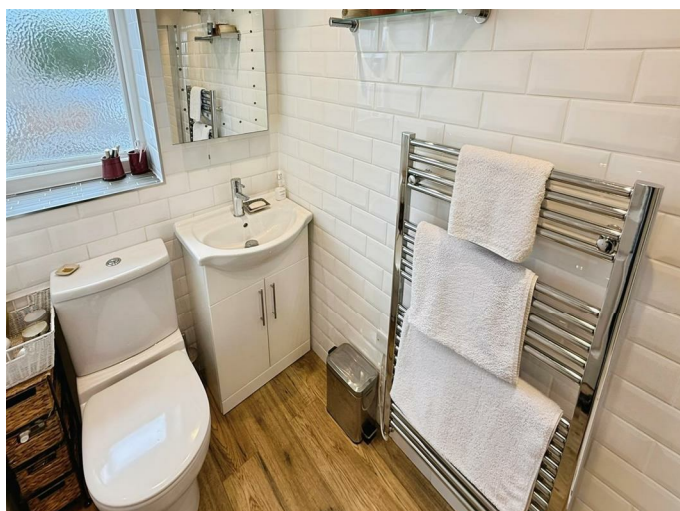
21'10" x 16'9" max (6.68 x 5.13 max)



Laminate flooring. Wall mounted radiators. Double glazed windows to the front and rear aspect. Loft storage. Original brick fireplace. Ceiling lights.

En Suite

9'2" x 4'0" (2.81 x 1.23)



Laminate flooring. WC. Wash hand basin. Towel rail. Shower cubicle with rain style shower. Obscured double glazed window. Inset spotlights.

Outside



The rear garden is thoughtfully landscaped, with a variety of mature plants and greenery providing a pleasant and private setting. A brick-built outhouse at the bottom of the garden offers excellent potential – ideal as a social space, bar, games room, or practical storage. The garden is directly accessed from the living area, making it a useful and versatile extension of the home.

Agent 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 advice.

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 Or Rent?

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.

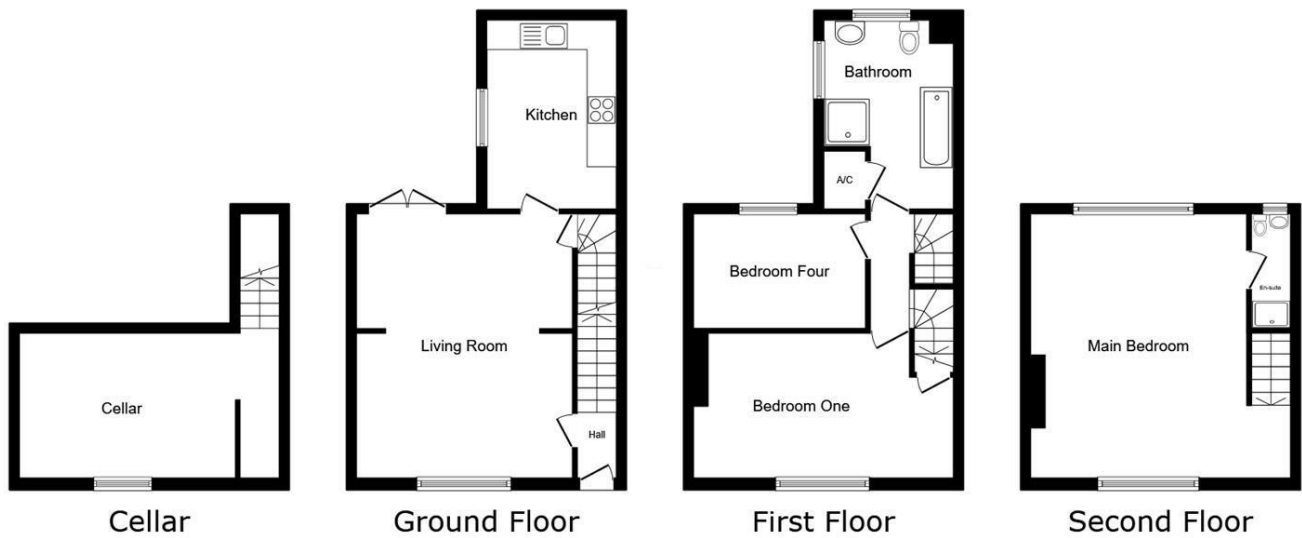
You Will Need A Solicitor!

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 Advisor?

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



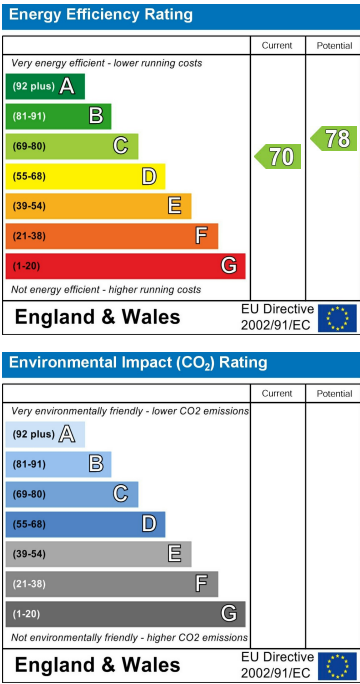
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.