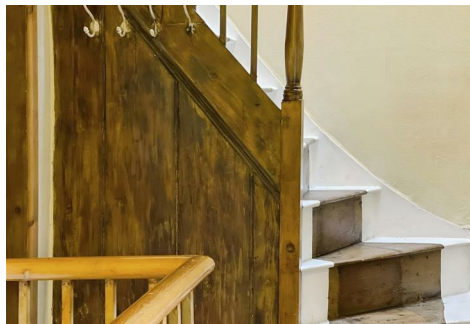




14 Rosebank Street, Leek, Staffordshire, ST13 6AG

Asking price £160,000

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

'A period property isn't just bricks and mortar; it's a vessel for stories, hearts, and lives lived across generations.' - Unknown

This delightful three-bedroom terraced home is full of character, retaining beautiful original features throughout. Ideally suited for those looking to add their own stamp, it offers the perfect blend of period charm and potential — all in a highly sought-after town centre location.

Denise White Estate Agents Comments

Situated on the sought-after residential street of Rosebank Street, this charming three-bedroom terraced home offers a rare opportunity for buyers looking to modernise a property bursting with character. Retaining a wealth of original features — including beautiful latch doors, wooden flooring throughout much of the home, and quirky staircases — this home provides the perfect canvas to create a truly bespoke space.

The location is hard to beat, with Brough Park, the town centre, doctors, leisure centre, and a range of local shops all within comfortable walking distance — ideal for those seeking both convenience and community.

Internally, the accommodation begins with an inviting entrance hall, showcasing detailed cornicing and stairs rising to the first floor. To the front, a delightful dining room benefits from decorative coving, while the well-proportioned living room enjoys views over the rear garden and offers access to a useful cellar. The kitchen sits at the rear of the property with direct access to the garden.

Upstairs, the first floor offers two bedrooms (a double and a single), both with wooden flooring, and a family bathroom. A particularly charming feature is the original staircase, complete with stair clips, leading to the spacious third bedroom on the second floor. This large double room features skylights to the front and rear, providing elevated views towards Brough Park and St Luke's Church.

Externally, the property is forecourted with steps leading to the front door. The enclosed rear garden is predominantly paved with mature borders and benefits from a useful storage shed.

Full of character and potential, this delightful home is ideal for those looking to create their dream period property in an excellent location.

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.

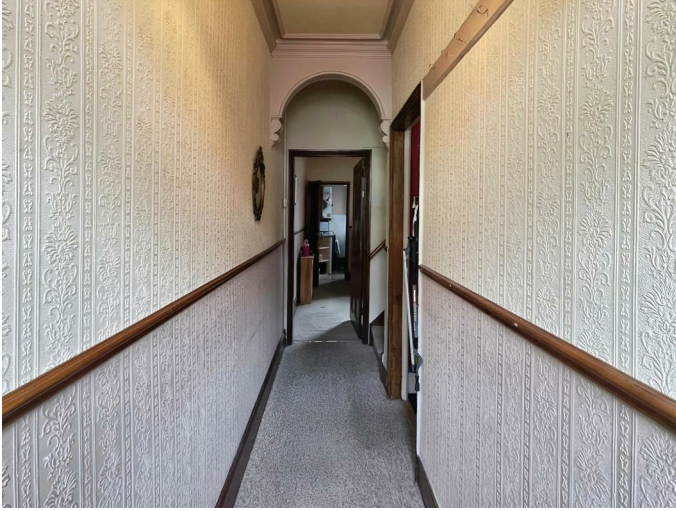
Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can 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 Hall



Fitted carpet. Wooden door to the front aspect. Dado railing. Coving. Stairs to the first floor accommodation. Ceiling light.

Dining Room

9'10" x 10'1" (3.01 x 3.08)



Wooden flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Cupboard built into alcove. Electric fire with wooden surround. Coving. Ceiling light.

Living Room

13'6" x 11'2" (4.13 x 3.41)



Fitted carpet. Wall mounted radiator. Dado rail. UPVC double glazed window to the rear aspect. Access to cellar. Ceiling light.

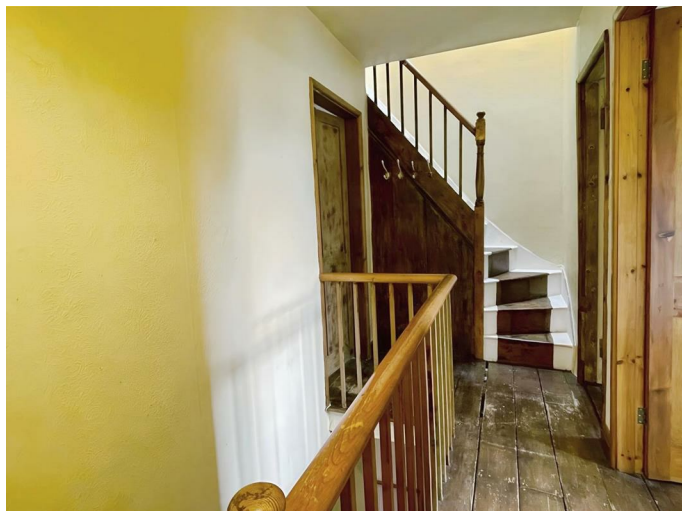
Kitchen

8'2" x 6'1" (2.49 x 1.87)



Tiled effect flooring. Wall and base units with laminate work surfaces above. Integrated stainless steel sink and drainer unit with mixer tap above. Space for cooker. Undercounter space for fridge and washing machine. Wooden door to the side aspect. Wall mounted radiator. UPVC double glazed window to the side aspect. Two ceiling lights.

First Floor Landing



Wooden flooring. Stairs to the second floor accommodation. Ceiling light.

Bedroom One

9'10" x 13'5" (3.02 x 4.10)



Continued wooden flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Fitted wardrobes. Under stairs storage. Ceiling light.

Bedroom Three

8'11" x 8'1" (2.73 x 2.47)



Continued wooden flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bathroom

5'1" x 8'8" (1.55 x 2.66)



Continued wooden flooring. Wall mounted radiator. Pedestal wash handbasin. Fitted bath with electric shower above. Low-level WC. Storage cupboard, housing cylinder. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Two

10'10" x 15'3" (3.32 x 4.67)



Wooden flooring. Under eaves storage. Wall mounted radiator. Two wooden double glazed skylights. Ceiling light.

Cellar

12'8" x 4'10" (3.87 x 1.49)



Stone slab flooring. UPVC double glazed window to the front aspect. Power and lighting.

Outside



To the front the property is fore courted with stone steps leading to the front door. To the rear of the

home is an enclosed garden with steps leading to a paved patio area boasting mature surrounding borders. To the rear of the garden is a storage shed and a gate providing access to the rear for bins.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

No chain involved with the sale

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

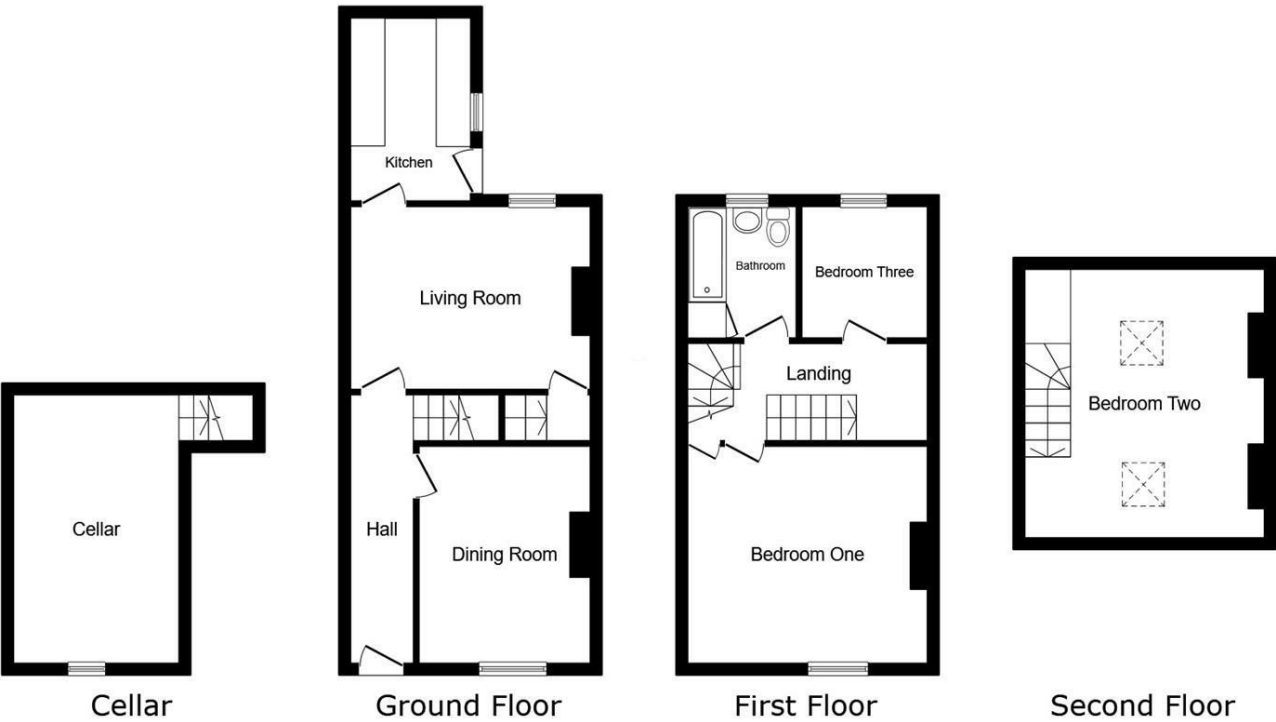
Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

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.

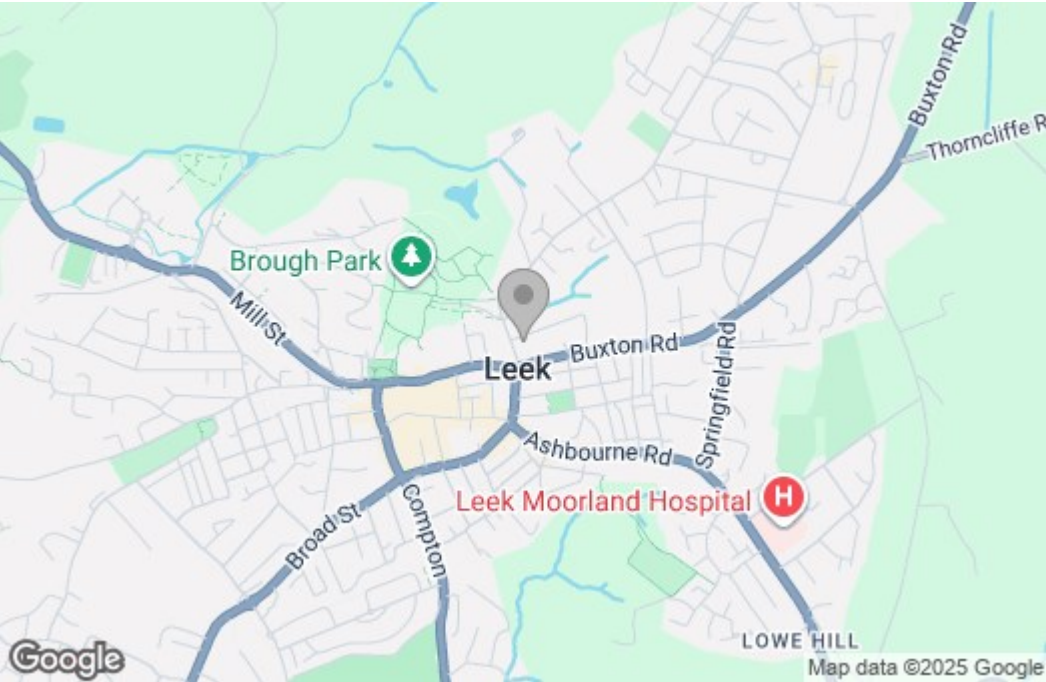
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan

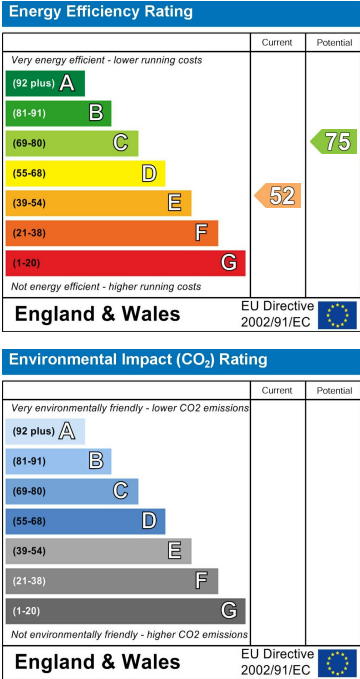


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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