



7 Livingstone Street, Staffordshire, ST13 5JU

£130,000

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

"Your first home isn't just bricks and mortar - it's the start of your story"

A charming two-bedroom Victorian terraced home, stylishly decorated throughout and perfectly located just steps from Leek town centre. The property offers a cosy lounge, practical kitchen, two bedrooms, modern shower room and a private rear yard with decking. An ideal first-time buy or investment.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

This beautifully presented two-bedroom Victorian terraced home is ideally located in the centre of the bustling market town of Leek, just a stone's throw from its excellent shops, cafés, and amenities. Offering a wonderful blend of cosy modern living with traditional charm, this property is perfect for first-time buyers or investors alike.

The ground floor features a welcoming Lounge with a warm and inviting atmosphere, leading through to a compact yet practical Kitchen. From here, stairs rise to the First Floor and a door opens out to the private rear yard.

Upstairs, there are Two Bedrooms: a spacious double to the front aspect and a well-proportioned single to the rear, along with a stylish modern Shower Room.

Externally, the low-maintenance rear yard is predominantly paved, complemented by a decked seating area – ideal for enjoying a peaceful retreat.

With its combination of character, comfort, and a prime central location, this property is a must-see.

Location

Leek is a thriving market town set on the edge of the stunning Peak District National Park, combining rich heritage with a vibrant community atmosphere. Often referred to as the "Queen of the Moorlands," Leek is renowned for its historic architecture, traditional markets, and strong sense of character.

The town offers an excellent range of independent shops, cafés, pubs, and restaurants, alongside well-known high street names, making it a lively hub for shopping and socialising. Weekly traditional markets continue to play a central role, with the famous Leek Market dating back centuries and still attracting visitors from far and wide.

For families, Leek benefits from a selection of well-regarded schools, leisure facilities, and community activities, while outdoor enthusiasts are perfectly placed to explore nearby beauty spots such as The

Roaches, Rudyard Lake, and the breathtaking landscapes of the Peak District.

Excellent road links connect the town to larger centres such as Stoke-on-Trent, Macclesfield, and Buxton, making it a convenient base for both work and leisure.

With its blend of history, culture, and natural beauty, Leek offers a fantastic quality of life in a picturesque and accessible setting.

Lounge

11'10" x 13'0" (3.62 x 3.97)



Wooden Entrance door to the front aspect. Wood effect flooring. Radiator. uPVC double glazed window to front aspect. Access to kitchen. Ceiling light.

Kitchen

9'4" x 8'0" (2.87 x 2.44)



Fitted with a range of wall and base units with work surfaces over incorporating a sink unit with mixer tap. Plumbing for washing machine. Integrated Indesit oven. Gas hob. Space for fridge freezer. Vinyl flooring. uPVC double glazed window to the rear aspect. Ceiling lights. Stairs leading to the First Floor

First Floor Landing

Fitted carpet. Loft access. Ceiling light. Doors leading into:-

Bedroom One

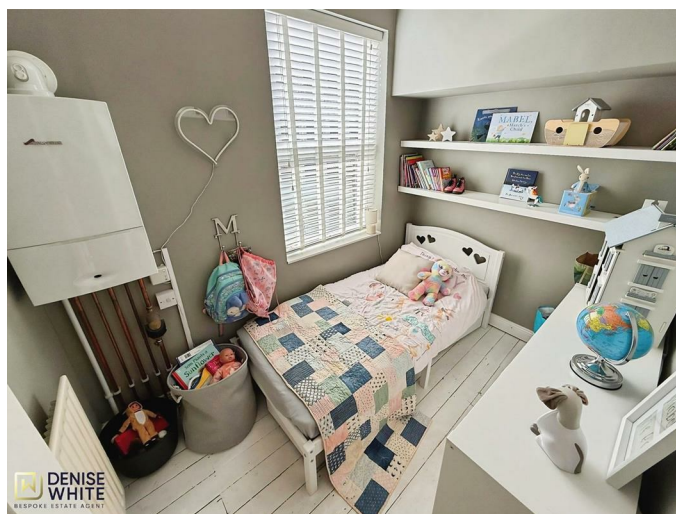
11'10" x 10'5" (3.63 x 3.18)



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

Bedroom Two

9'1" x 6'4" (2.78 x 1.94)



Wooden flooring. Wall mounted radiator. uPVC double glazed window to the rear aspect. Ceiling light.

Shower Room

4'9" x 4'0" (1.45 x 1.23)



Fitted with a suite comprising of fully tiled shower cubicle, low level WC and pedestal wash hand basin. Wooden effect flooring. Wall mounted heated towel rail. Inset spotlights.

Outside



To the rear of the property there is a private and enclosed yard which is predominantly paved, with a decked seating area and gated access to the rear alleyway.

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 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?

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.

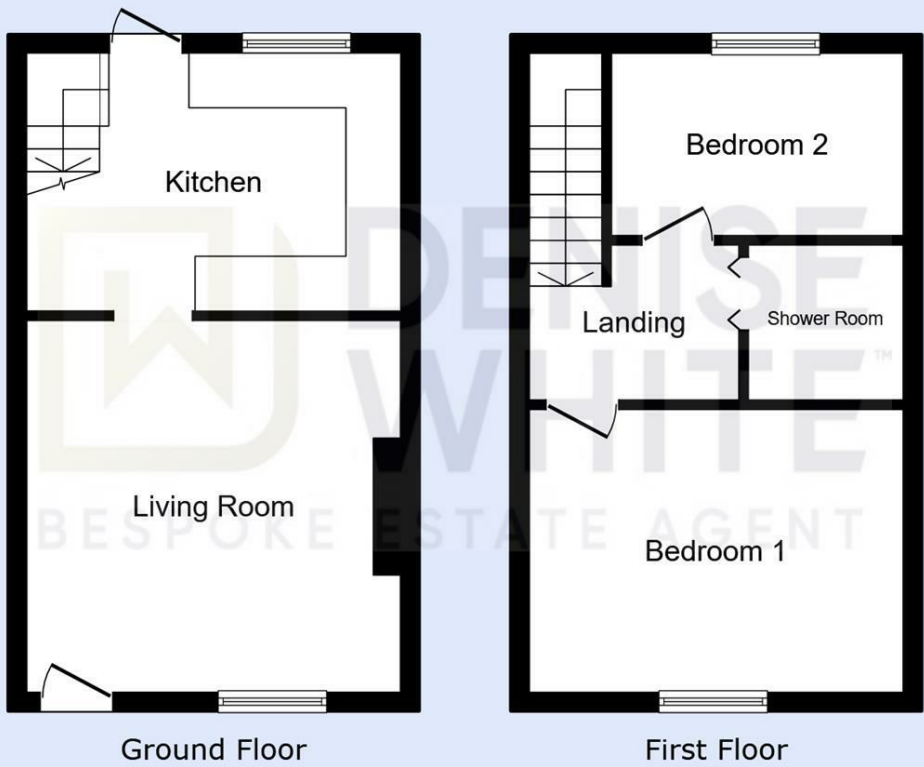
You Need A Solicitor!

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.

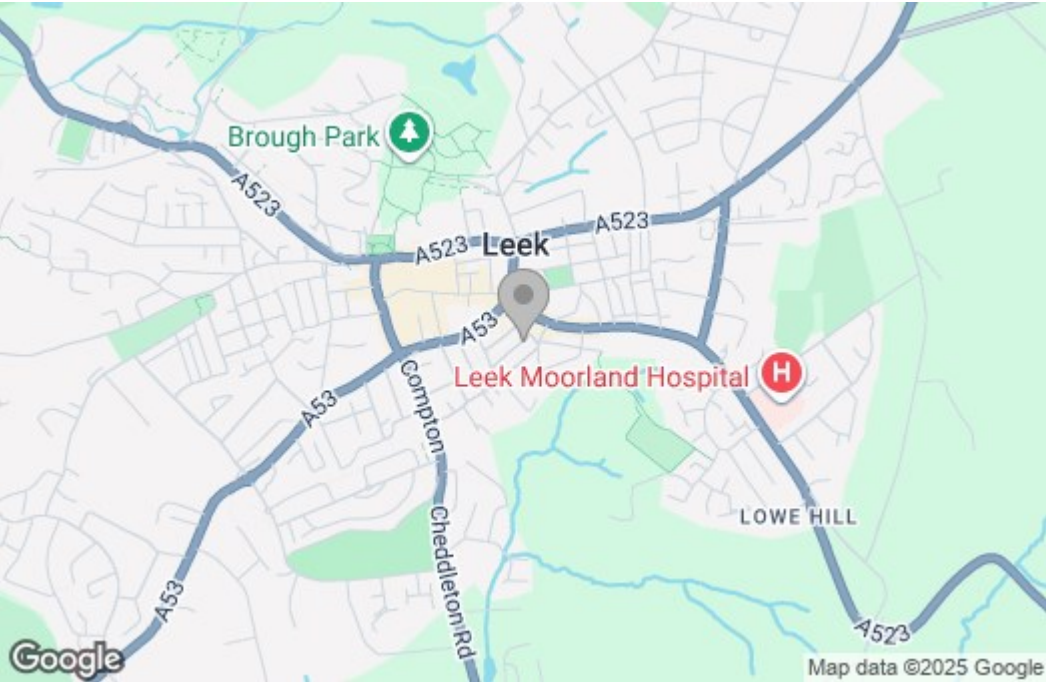
Floor Plan



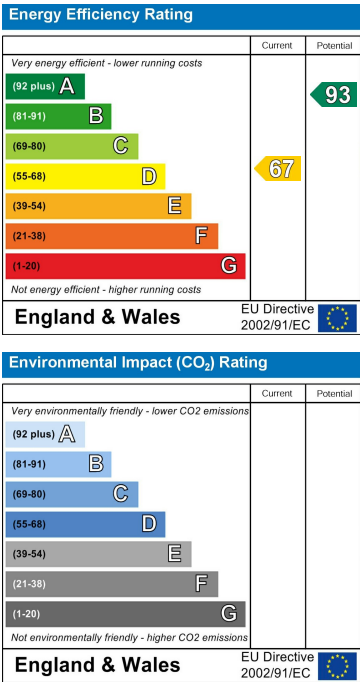
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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