



6 Pump Street, Leek, Staffordshire, ST13 6BJ

Offers in the region of £125,000

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"In every homeowner lies the heart of the place they call home."

Discover the potential of this spacious, extended, two-bedroom end townhouse, complete with off-road parking and an enclosed rear garden. This property represents an incredible opportunity for first-time buyers, investors, or those looking to downsize accommodation.

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

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Denise White Agents Comments

This two bedroom property is situated in a well established residential area on the outskirts of the market town of Leek. The accommodation does need some updating and briefly comprises; entrance hall, living room, dining room, dining kitchen, two bedrooms bedrooms on the first floor and a bathroom.

Outside you have off road parking to the front aspect and an enclosed garden to the rear.

Location

Situated on the outskirts of Leek, within easy reach of the market town.

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

Access to the accommodation

Living Room

10'1" x 12'1" (3.08 x 3.69)



The lounge features a fitted carpet, a radiator, and a UPVC double-glazed window overlooking the front aspect, ceiling light, raised hearth log-burning fire serves as a cosy focal point.

Dining Room

11'7" x 10'7" max (3.54 x 3.23 max)



The dining room has a tiled flooring and a ceiling light, complemented by a UPVC double-glazed window to the side aspect. This room features stairs leading to the first-floor accommodation and provides access to the dining kitchen.

Kitchen

10'5" x 12'5" max (3.18 x 3.80 max)



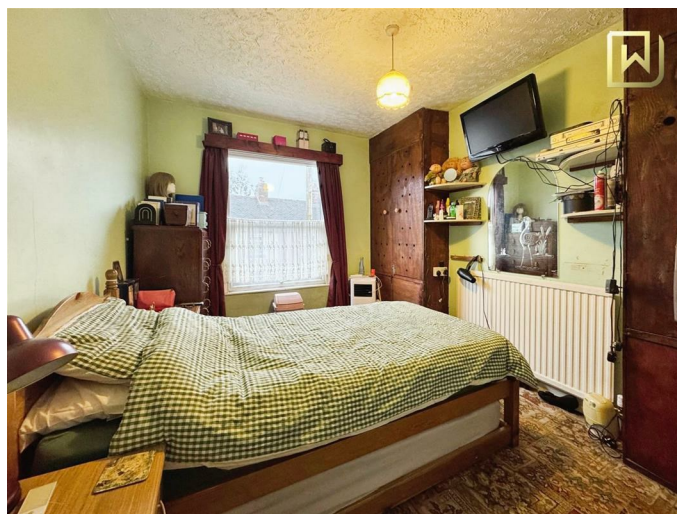
The spacious dining kitchen includes base units with ample work surfaces, a hob, and an electric cooker beneath an extractor hood. It provides plumbing for a washing machine, space for white goods and features a stainless steel sink unit with a drainer. Partially tiled walls and a strip light enhance functionality, and UPVC double-glazed windows to the rear and side aspects, along with a UPVC door leading outside.

First Floor Accommodation

Access to the bedrooms and bathroom.

Bedroom One

11'8" x 9'0" (3.56 x 2.75)



This spacious double bedroom has a fitted carpet, a radiator, and a UPVC double-glazed window facing the front aspect, ceiling light. Fitted storage units ensures practicality without compromising space.

Bedroom Two

7'4" x 12'0" (2.24 x 3.67)



Another well-proportioned double bedroom features a UPVC double-glazed window overlooking the front aspect, a fitted carpet, and a radiator.

Bathroom

11'6" x 10'7" max (3.52 x 3.25 max)

The bathroom holds great potential, equipped with a bath, a shower, a pedestal wash hand basin, and a WC. uPVC double-glazed windows at the rear aspect allows for ventilation and light.

Garden



Parking to the front aspect and an enclosed garden to the rear aspect.

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 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.

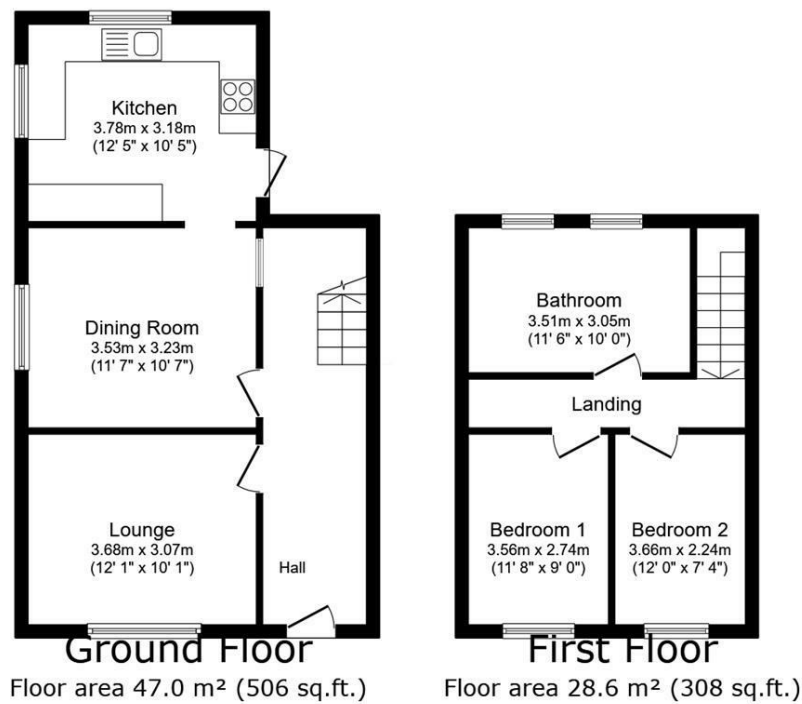
You Need A Solicitor!

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

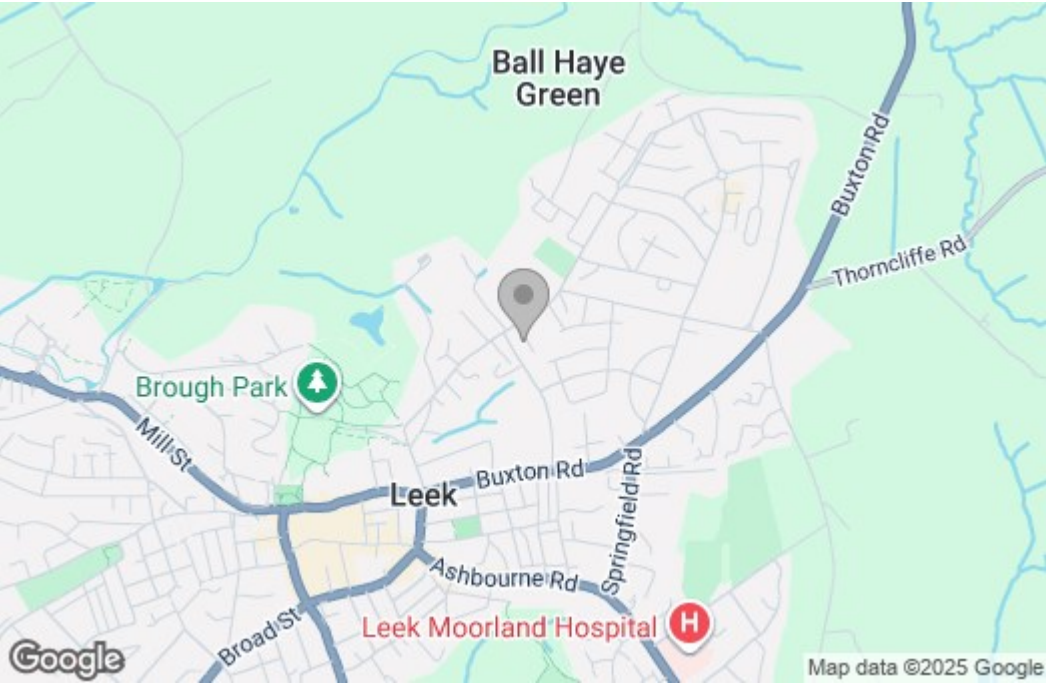


TOTAL: 75.6 m² (814 sq.ft.)

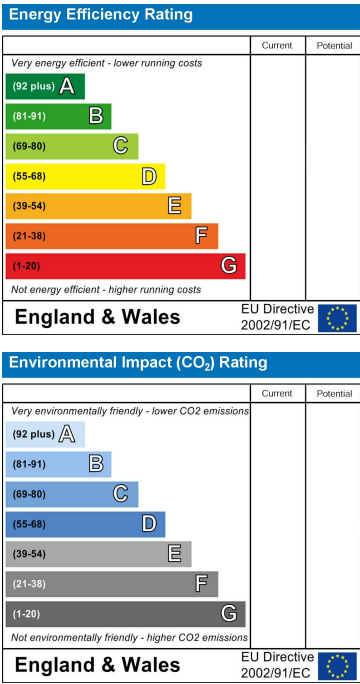
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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