



20 Portland Street, Leek, ST13 6LA

Offers over £160,000

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"Every Corner Holds The Promise Of Home"

A two-bedroom mid-terrace home in a popular area of Leek, featuring two reception rooms, a long galley kitchen, and a loft room with Velux window. The property includes a tranquil sun house and a well-kept, colourful garden. Ideal for buyers looking to modernise and add value.

Denise White Agent Comments

Located in a well-established residential area of Leek, this two-bedroom mid-terrace home offers a practical layout with potential for further improvement. The property comprises two separate reception rooms, both with a cosy feel, and a long galley-style kitchen providing access to the rear of the house.

Upstairs are two bedrooms, along with a converted loft room featuring a Velux window—ideal for occasional use as a study, hobby space or additional storage. To the rear, a peaceful sun house overlooks a well-maintained, colourful garden, enhanced by an array of mature potted plants.

This home presents an excellent opportunity for buyers seeking a property with character and scope to update to personal taste.

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.

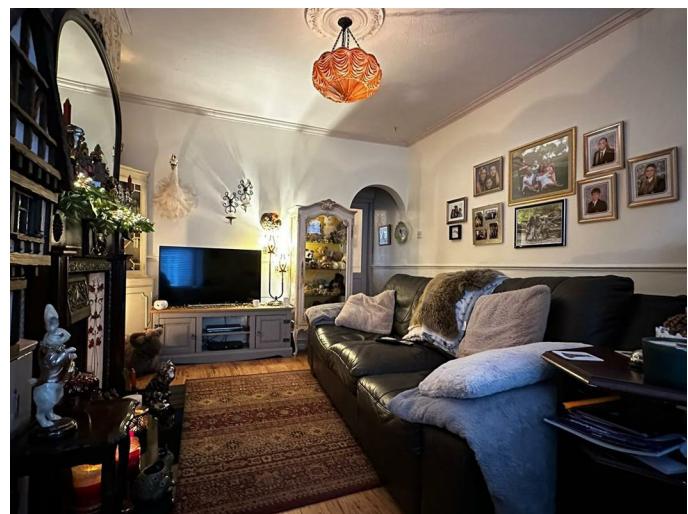
Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to

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

Living Room

11'8" x 11'2" (3.58 x 3.42)



Wooden style flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Gas fire. Ceiling light. Access to understair storage. Access to dining room.

Dining Room

12'6" x 11'2" max (3.83 x 3.42 max)



Tiled flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Fireplace. Stair access leading to 1st floor accommodation. Access to kitchen. Ceiling light.

Kitchen

13'7" x 5'11" (4.16 x 1.82)



Tiled flooring. Wall mounted radiator. Range of wall and base units. Trailer style sink unit. Gas hob. Integrated oven. Plumbing for washing machine. Space for fridge freezer. UPVC double glaze windows to the side aspect. Inset spotlights.

Summer Room

9'6" x 8'9" (2.90 x 2.67)

Laminate flooring. Windows to the rear aspect. Access to outside. Access to kitchen.

First Floor Landing

Fitted carpet. Stairs leading up to 2nd floor loft room. Ceiling light.

Bedroom One

12'2" x 11'2" max (3.72 x 3.41 max)



Laminate flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom Two

13'2" x 8'3" max (4.03 x 2.52 max)



Laminate flooring. Wall mounted radiator. Access to storage cupboard. UPVC double glazed window to the rear aspect. Ceiling light.

Bathroom

13'3" x 6'2" max (4.05 x 1.90 max)



Laminate flooring. Wall mounted radiator. Bath tub with shower attachment. WC. Wash handbasin. Airing cupboard. Obscured UPVC double glazed window. Ceiling light.

Loft Room

18'9" x 11'2" max (5.73 x 3.42 max)



Laminate flooring. Velux window. Ceiling light. Stairs leading down to 1st floor accommodation.

Outside



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 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 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.

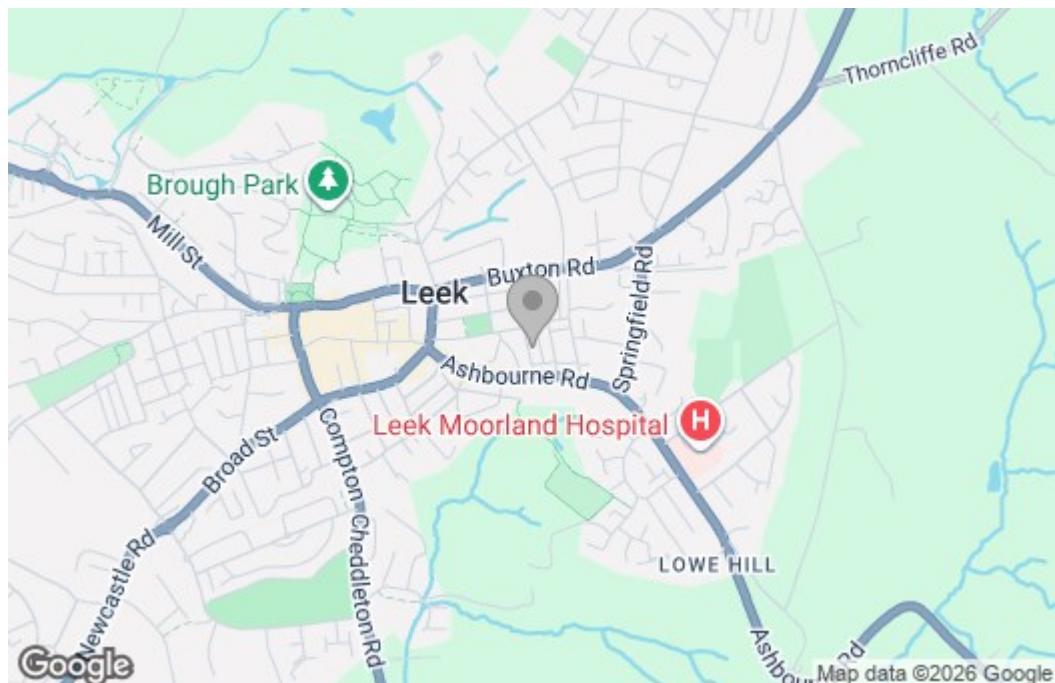
Floor Plan



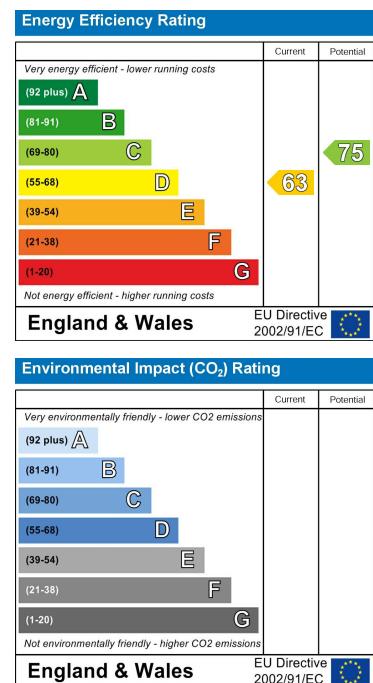
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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