



59 Grove Street, Leek, ST13 8DX

£150,000

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

"It's not how big the home is, it's how happy the home is"

A well-presented two-bedroom terraced home on Grove Street, Leek. The property offers a cosy lounge, generous fitted kitchen, utility room, and ground floor bathroom, with two double bedrooms to the first floor. Externally, there are enclosed courtyard areas and a useful outhouse ideal for storage

Denise White Agent Comments

Situated in a convenient residential location on Grove Street, this well-presented two-bedroom terraced property offers comfortable living space and a practical layout, ideal for first-time buyers, downsizers, or buy-to-let investors.

Upon entering the property, you are welcomed by a small entrance porch which leads directly into a cosy and inviting lounge, providing a warm and comfortable space to relax. To the rear of the property is a generously sized, fully fitted kitchen offering ample worktop and storage space, making it ideal for everyday cooking and dining.

Leading on from the kitchen is a useful utility room with plumbing for a washing machine and access to the rear of the property. The ground floor accommodation is completed by a bathroom located just off the utility area.

To the first floor, the property offers two well-proportioned bedrooms, both of which are comfortable double rooms, providing excellent space for sleeping or additional furnishings.

Externally, the property benefits from a small enclosed courtyard area immediately to the rear, along with a useful outhouse which could serve as additional storage or be adapted as a compact home gym. Beyond this is a second separate enclosed courtyard area, ideal for outdoor seating and entertaining.

This charming home combines practical indoor space with private outdoor areas, making it a fantastic opportunity in a popular Leek 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.

Lounge

11'5" x 10'3" (3.50 x 3.14)



Fitted carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Kitchen

11'5" x 11'1" (3.48 x 3.38)



Fitted with a range of wall and base units. Lamona induction hob with extract fan over, integrated oven, stainless steel drainer style sink unit, integrated fridge. Vinyl flooring. Radiator. uPVC window to the rear aspect. Ceiling light

Utility

5'11" x 5'3" (1.82 x 1.62)



Vinyl flooring. Radiator. Plumbing for washing machine. Ceiling light.

Shower Room

5'6" x 5'6" (1.70 x 1.69)



Suite is comprised of low level WC, vanity style wash hand basin, bath, shower attachment. Vinyl flooring. heated towel rail. Obscured uPVC window. Ceiling light.

First Floor Landing

Fitted carpet. Ceiling light.

Bedroom One

11'5" x 10'10" (3.50 x 3.31)



Fitted carpet. Radiator. uPVC window to the front aspect. Ceiling lights.

Bedroom Two

11'5" x 11'4" (3.48 x 3.47)



Fitted carpet. Radiator. Cupboard housing boiler. Overstair storage cupboard. uPVC window to the rear aspect. Ceiling light.

Outhouse

8'4" x 6'4" (2.56 x 1.95)



Outside

Externally, the property benefits from a small enclosed courtyard area immediately to the rear, along with a useful outhouse which could serve as additional storage or be adapted as a compact home gym. Beyond this is a second separate enclosed courtyard area, ideal for outdoor seating and entertaining.

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



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all 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.

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.

We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

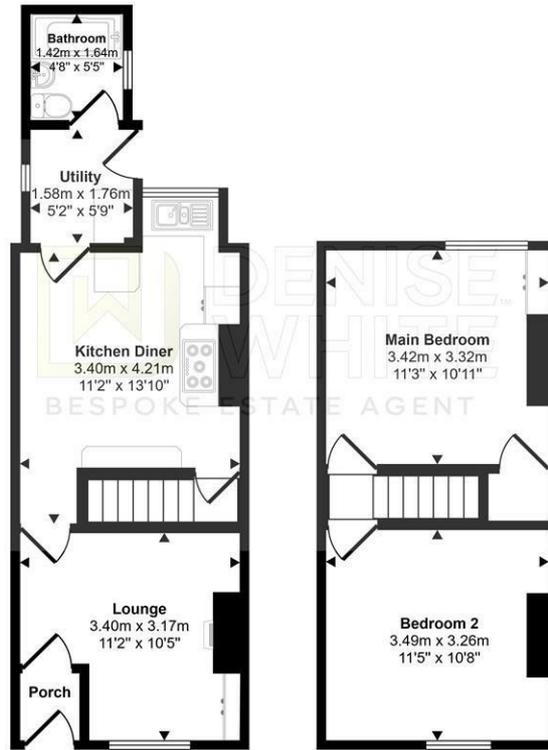
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

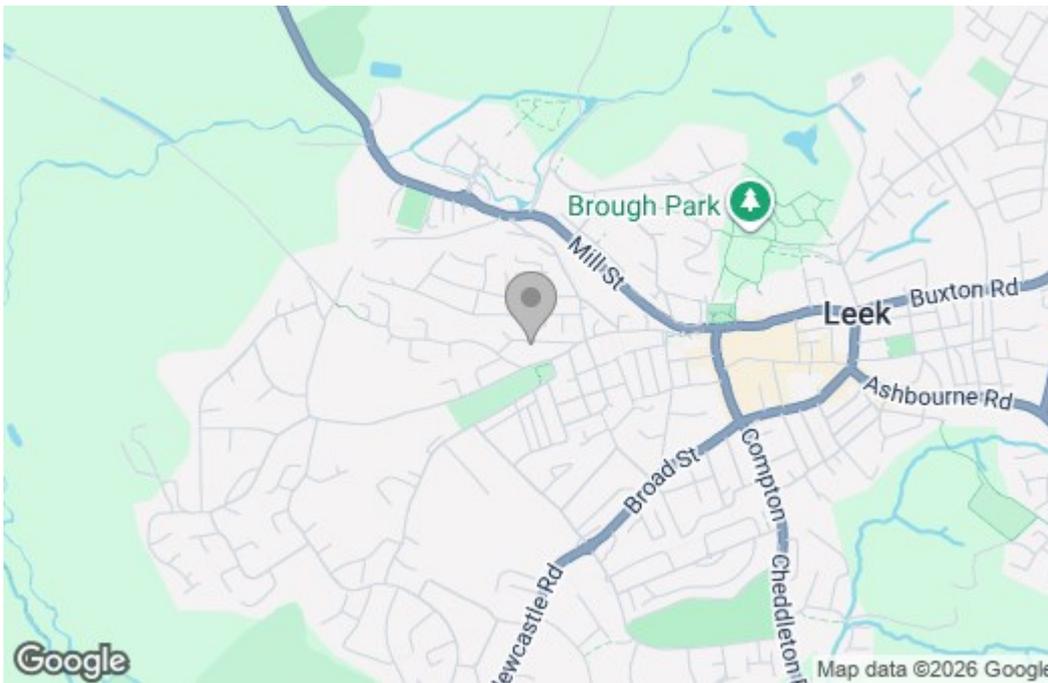
Floor Plan

Approx Gross Internal Area
59 sq m / 631 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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