



31 Gladstone Street, Staffordshire, ST13 5EP

Offers in the region of £115,000

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

"We shape our buildings; thereafter they shape us" ~ Winston Churchill

A traditional end terraced home in a highly convenient location close to the centre of the market town of Leek. Requiring cosmetic improvement throughout, the property presents an ideal opportunity for buyers to modernise and add value, making it well suited to first-time buyers or investors.

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

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Denise White Estate Agents Comments

A traditional end terraced home occupying a convenient and highly regarded position close to the centre of the market town of Leek, with an excellent range of amenities available right on the doorstep including a convenience shop, gym, eateries and the post office, whilst the town centre itself, with its array of independent shops, pubs and restaurants, is just a short walk away.

The property is in need of cosmetic improvement throughout and therefore presents an exciting opportunity for purchasers to modernise and personalise the accommodation to suit their own tastes and requirements, creating an ideal first home or investment property.

To the ground floor, a good-sized lounge sits to the front aspect, creating a welcoming reception space which leads through to the breakfast kitchen. The kitchen provides space for dining and also gives access to the staircase rising to the first floor. Positioned off the kitchen is a small rear hall which in turn leads to the rear garden and the ground floor bathroom.

To the first floor, a generous double bedroom is located to the front aspect, whilst a good-sized second bedroom overlooks the rear.

Externally, the property benefits from a private and enclosed rear garden area incorporating a useful brick-built store, together with gated access leading to the rear alleyway.

Offering excellent potential in a highly convenient location, the property would be ideally suited to first-time buyers, investors or those seeking a project with scope to add value.

Location

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.

Lounge

12'2" x 10'11" (3.72 x 3.33)



Composite entrance door to the front aspect. Tiled flooring. Radiator. Pebble effect gas fireplace. uPVC window to the front aspect. Ceiling light. Opening into:-

Kitchen

10'11" x 8'8" (3.33 x 2.65)



Fitted with wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Space for an electric cooker with extractor over. Plumbing for automatic washing machine. Tiled flooring. Radiator. Part tiled walls. uPVC window to the rear aspect. Ceiling light. Stairs leading to the first floor. Opening into:-

Rear Hall

Tile flooring. uPVC door leading to the rear garden. Storage cupboards off. Ceiling light. Door leading into:-

Bathroom

9'8" x 4'11" (2.95 x 1.51)



Fitted with a suite comprising of panelled bath with electric shower over, low-level WC and pedestal

wash hand basin. Vinyl flooring. Part tiled walls. Radiator. Obscured uPVC window to the side aspect. Ceiling light.

First Floor Landing

Carpet. Loft access. Ceiling light. Doors leading into:-

Bedroom One

10'10" x 10'3" (3.32 x 3.14)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Two

10'7" x 7'11" (3.25 x 2.43)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Wall mounted gas combination boiler.

Outside



To the rear of the property there is a private and enclosed garden area, with a brick built store and gated access leading to the rear alleyway.

Potential Rental Income

Once renovated to a good modern standard, an achievable rental figure for this property, in today's market would be in the region of £750 P.C.M. Giving a gross yield of approximately 8%. Please note the market can fluctuate so this figure is subject to change.

Agents Notes

Tenure: Freehold

Services: All mains services connected
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.

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!

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.

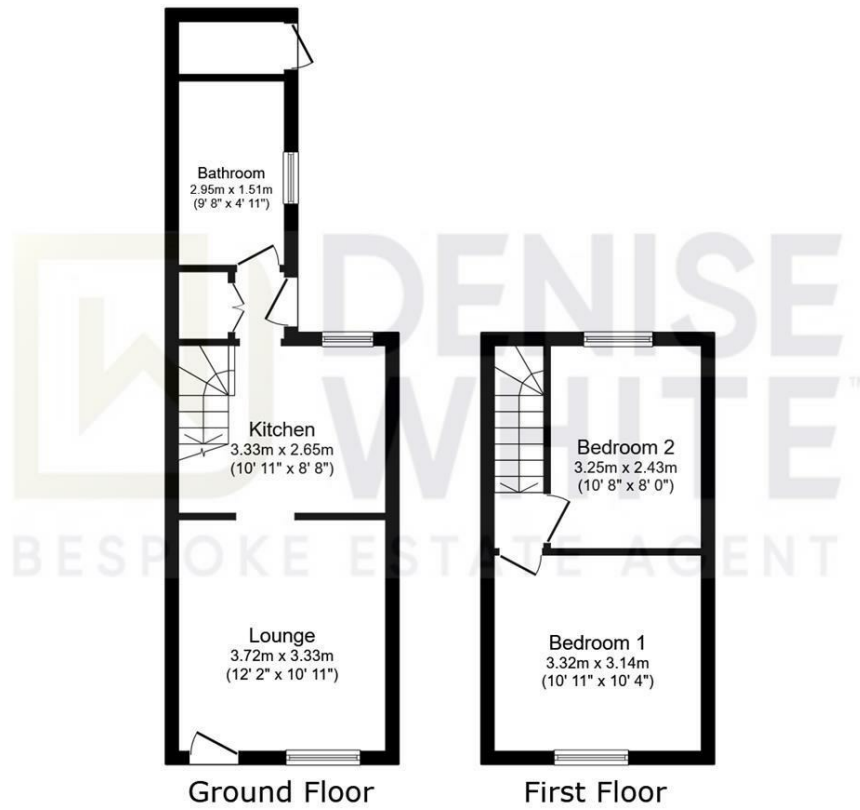
Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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.

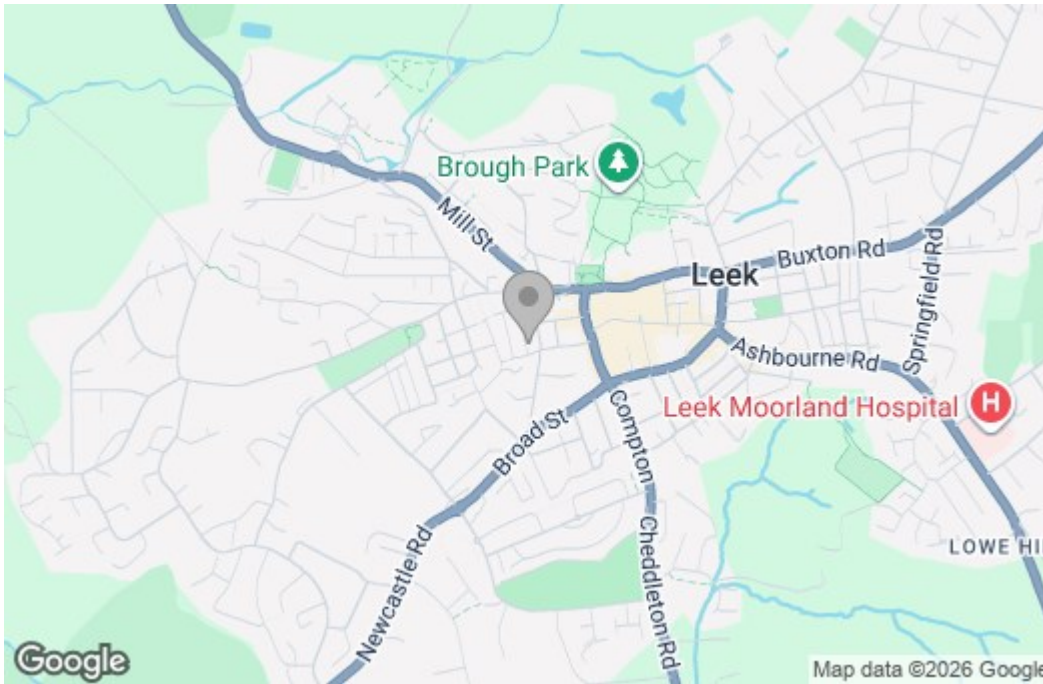
Floor Plan



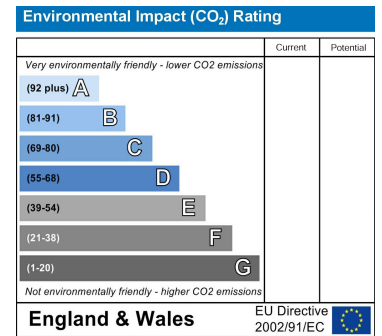
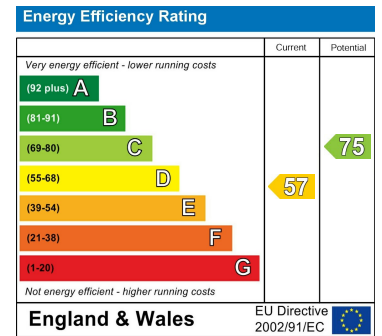
Total floor area: 51.9 sq.m. (559 sq.ft.)

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