



## 10 Deansgate, Leek, ST13 6JF

**Offers over £130,000**

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"Home is where love resides, memories are created, and laughter never ends."

A well-presented two-bedroom mid-terraced home situated in a convenient location on Deansgate, Leek. Offering a spacious lounge with character features, fitted kitchen, ground floor WC/utility, two well-proportioned bedrooms, and a generous first-floor bathroom. An ideal purchase for first-time buyers, downsizers, or investors alike.

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

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

## Denise White Agent Comments

A well-presented and deceptively spacious two-bedroom mid-terraced property, conveniently situated on Deansgate and offering well-balanced accommodation across two floors.

Upon entering the property, you are welcomed into a comfortable lounge featuring a characterful fireplace and attractive picture railing, creating a warm and inviting living space. The lounge flows seamlessly through to the breakfast kitchen, which provides ample space for day-to-day living and gives access to the first-floor accommodation via the staircase.

To the rear of the property is a useful ground floor WC, which also serves as a practical utility area, adding further convenience for modern family living.

The first floor offers two well-proportioned bedrooms. Bedroom One enjoys views over the front aspect and benefits from a feature fireplace, enhancing the room's character and appeal. Bedroom Two is situated at the rear and provides a versatile space suitable as a guest bedroom, nursery, or home office.

Completing the accommodation is a generously sized family bathroom, fitted with separate bath and shower and providing ample space for everyday use.

Externally the property features a small paved yard providing space for a small seating area with access to a useful storage shed also.

The property is presented to a good standard throughout and benefits from the desirable addition of both a ground floor WC/utility and a first-floor bathroom, making it an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors alike looking for a property within the town centre.

## Location

The property is conveniently located within the

popular town centre meaning a range of independent shops, cafe's and restaurants are within easy walking distance of your front door.

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

11'1" x 10'4" (3.39 x 3.16)



Laminate flooring. Radiator. Feature fireplace. uPVC window to the front aspect. Picture railing. Ceiling light.

## Kitchen

11'1" x 10'9" (3.39 x 3.28)



Fitted with a range of wall and base units with work surfaces over incorporating a double stainless steel sink unit. Lino flooring. Space for fridge freezer, space for dishwasher, space for cooker. uPVC window to the rear aspect. Stair access leading to first floor accommodation. Ceiling light. Door leading into: -

## WC

5'8" x 5'6" (1.75 x 1.68 )



Lino flooring. Low-level WC. Wall mounted wash hand basin. Heated towel rail. Plumbing for washing machine. Combination boiler. Obscured uPVC window to the rear and side aspect. Composite door to the side aspect. Ceiling light.

## Bedroom One

11'1" x 10'3" (3.40 x 3.14)



Laminate flooring. Radiator. Feature fireplace. uPVC window to the front aspect. Picture Railing. Ceiling light.

## Bedroom Two

10'9" x 8'2" (3.29 x 2.49)



Laminate flooring. Radiator. Built-in wardrobe. uPVC window to the rear aspect. Picture Railing. Ceiling light.

## Bathroom

10'0" x 5'6" (3.06 x 1.69)



Fitted with a suite comprising of walk-in shower with rainfall shower and shower attachment, low level WC, pedestal wash hand basin, and fitted bath. Radiator. Obscured uPVC window to the side aspect. Ceiling light.

## Outside



To the rear of the property, a small paved yard can be accessed from the utility/WC. There is also a storage shed and then access to the right hand side for bins.

## Agent 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 advise.

### 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.

### 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**

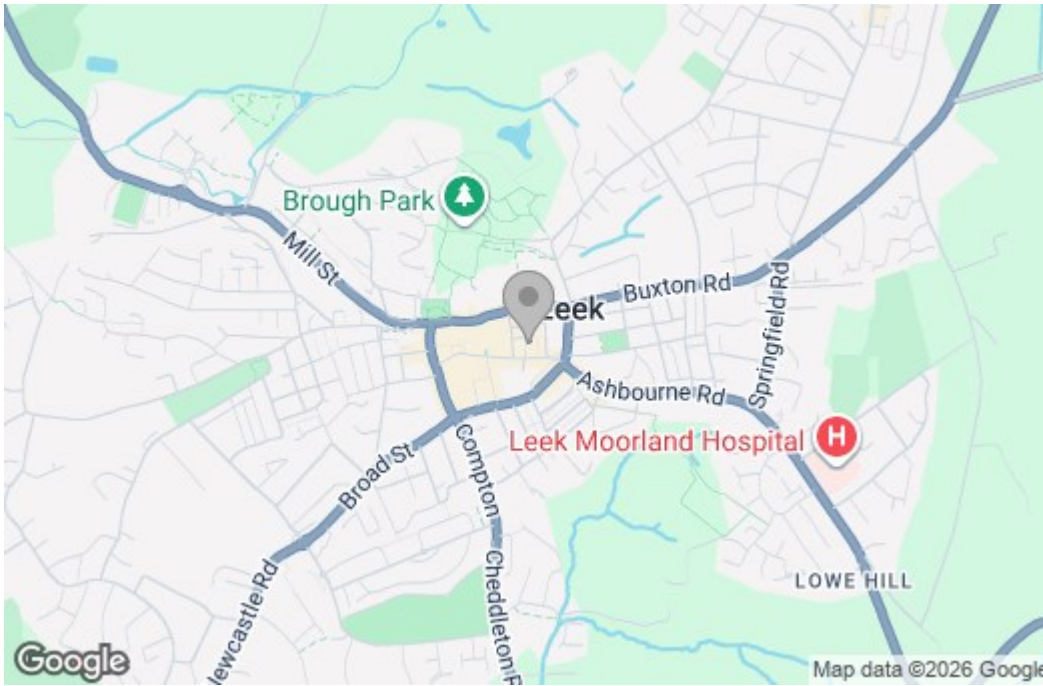
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

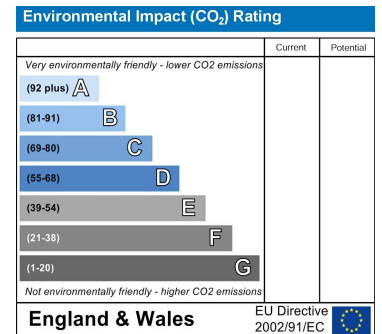
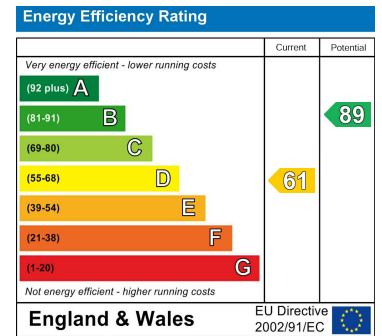


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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