



## 21 Waterloo Street, Leek, ST13 8AS

**Offers in excess of £150,000**

OUR PHONE LINES ARE OPEN 9AM TO 9PM 7 DAYS A WEEK!

*"Where we love is home, home that our feet may leave, but not our hearts." ~ Oliver Wendell Holmes*

A well-presented and deceptively spacious traditional terraced home situated in the ever-popular West End of Leek. Offering two double bedrooms, two reception rooms, a modern fitted kitchen and private rear yard, the property is ideally located within walking distance of local amenities and the town centre. An ideal purchase for first-time buyers, downsizers and investors alike.

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

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## Denise White Agent Comments

Situated in a highly sought-after position within the popular West End of the market town of Leek, this traditional terraced home offers deceptively spacious and beautifully presented accommodation throughout. Conveniently located within walking distance of a wide range of local amenities including shops, hairdressers, gyms and the post office, with Leek town centre and its extensive amenities just a short distance further, the property is ideally placed for modern day living.

Upon entering, a welcoming entrance hallway leads through to the dining room, positioned to the front aspect and providing an excellent space for both everyday dining and entertaining guests. To the rear, the comfortable lounge enjoys a cosy atmosphere and flows seamlessly into the kitchen, which is fitted with a modern range of units incorporating integrated appliances and ample worktop space.

Beyond the kitchen is a useful rear hall providing access to the enclosed rear yard and the ground floor bathroom, which is conveniently positioned to the rear of the property.

To the first floor, there are two generously proportioned double bedrooms, both offering excellent levels of space and natural light.

Externally, the enclosed rear yard provides a private and low-maintenance outdoor space, perfect for enjoying a morning coffee in the sunshine, alfresco dining, or simply relaxing outdoors.

An excellent opportunity for first-time buyers looking to take their first step onto the property ladder, this charming home would also appeal to couples, those seeking to downsize, and investors alike.

## 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.

## Entrance Hall

Composite door to the front aspect. Radiator. Laminate flooring. Ceiling light. Stair access leading to first floor accommodation. Door leading into : –

## Dining Room

12'2" x 9'1" (3.71 x 2.77)



Laminate flooring. Radiator. uPVC window to the front aspect. Ceiling light.

## Lounge

12'1" x 12'0" (3.70 x 3.68)



Laminate flooring. Radiator. Under stair storage. Tiled fireplace. Gas fire. uPVC window to the rear aspect. Ceiling light. Door leading into:-

## Cellar

12'7" x 11'10" (3.84 x 3.63)

## Kitchen

8'9" x 6'0" (2.67 x 1.85)



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Gas hob, integrated oven. Vinyl flooring. uPVC window to the side aspect. Combination boiler. Ceiling light.

## Rear Hall

Laminate flooring. Space for fridge freezer. Ceiling light. Door leading into :-

## Bathroom

6'1" x 5'9" (1.87 x 1.76)



Fitted with a suite comprising of bath with shower attachment, low level WC, vanity wash hand basin. Tiled flooring. Radiator. Obscured uPVC window to the side aspect. Ceiling light.

## First Floor Landing

Carpet. Stairs leading to ground floor. Ceiling light.  
Doors leading into: –

## Bedroom One

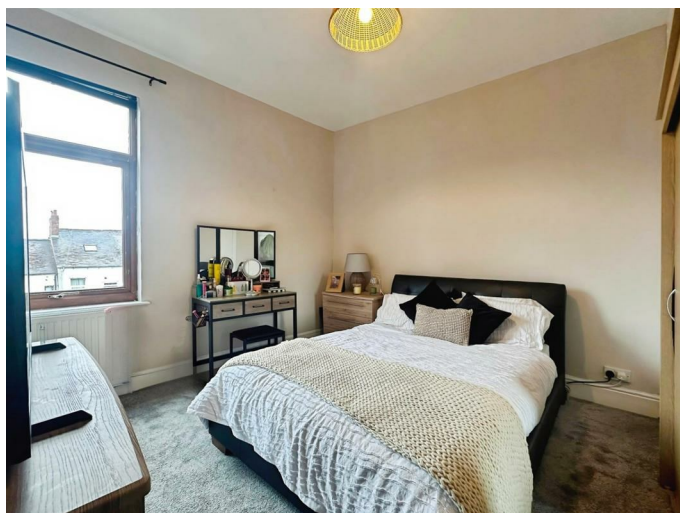
12'7" x 12'1" (3.86 x 3.70)



Laminate flooring. Radiator. uPVC window to the front aspect. Loft access. Ceiling light.

## Bedroom Two

12'2" x 12'0" (3.71 x 3.68)



Carpet. Radiator. Storage cupboard. uPVC window to the rear aspect. Ceiling light.

## Outside



Externally, the enclosed rear yard provides a private and low-maintenance outdoor space, perfect for enjoying a morning coffee in the sunshine, alfresco dining, or simply relaxing outdoors.

## 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!!!



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 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?**

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.

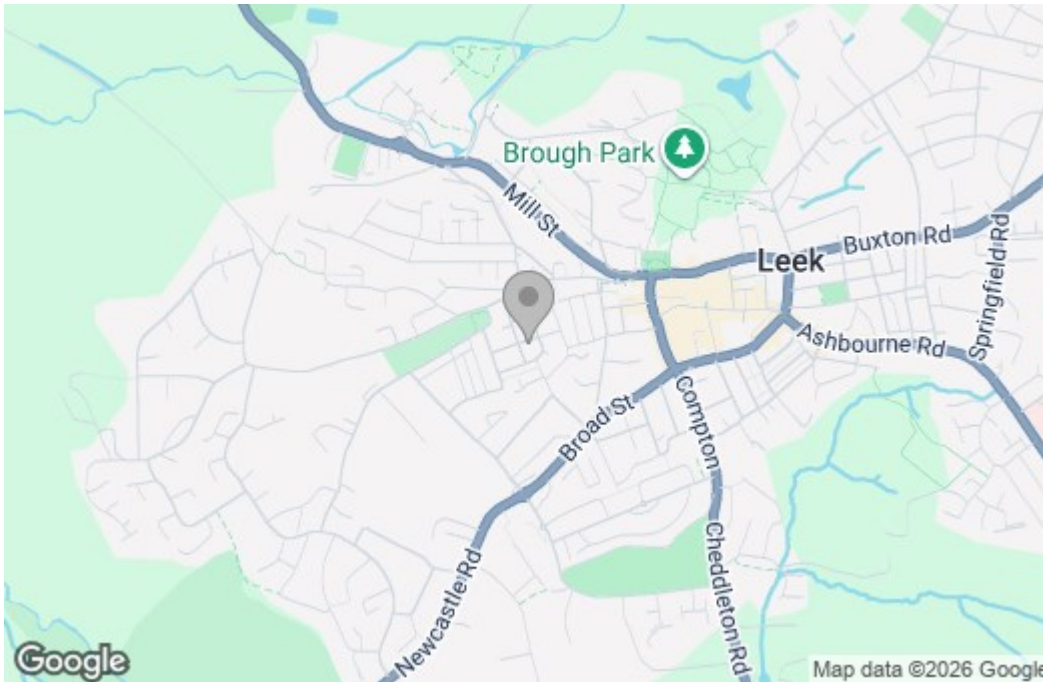
## Floor Plan



Total floor area: 110.9 sq.m. (1,194 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.