



## 36 Wellington Street, Staffordshire, ST13 5EH

Offers over £160,000

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"A room should never allow the eye to settle in one place"

A beautifully presented two-bedroom mid-terrace home situated in a peaceful residential area within the sought-after west end of town. Within easy walking distance of the town centre, this charming home offers stylish interiors that blend period charm with bold contemporary design.

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

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## Denise White Estate Agents Comments

This beautifully presented two-bedroom mid-terrace home effortlessly blends historical charm with bold, colourful interiors, creating a truly unique living space. Situated in the ever-popular west end of town, the property enjoys a peaceful setting on a quiet non-through road, while remaining within easy walking distance of the bustling town centre.

Internally, the home offers a well-proportioned dining room that flows seamlessly into a welcoming living room, complete with a stunning open fireplace and elegant wooden surround—perfect for cosy evenings. To the rear, a bespoke wooden kitchen provides a striking focal point, complemented by rich green walls that add depth and character. Beyond the kitchen lies a practical utility area, along with access to the rear yard.

Upstairs, the property features two bedrooms, both enhanced by attractive wooden flooring. The larger bedroom boasts a charming cast iron fireplace (for decorative purposes), while a useful storage space is conveniently located above the stairs. The bedrooms are served by a beautifully appointed bathroom, featuring a classic claw-foot bath, subway tiling, and warm, inviting tones.

Externally, the property benefits from a generous, low-maintenance rear yard, thoughtfully paved to create an ideal space for outdoor seating, entertaining, or simply enjoying the warmer months.

Overall, this home is stylish, characterful, and confidently designed—its vibrant interiors perfectly complementing the property's original features to create a truly special place to live.

## Location

Location - Located on a well established residential street, within what is classed as the west end of Leek.

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 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.

## Dining Room

12'0" x 11'6" (3.68 x 3.51)



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

## Lounge

12'7" x 11'5" (3.84 x 3.49)



Carpet. Radiator. Fireplace with tiled half and tile surround housing open fire place. Stair access leading to 1st floor accommodation. uPVC window to the rear aspect. Picture railing. Ceiling light.

## Kitchen

18'9" x 5'9" (5.72 x 1.76)



Fitted with a range of wall and base units, incorporating a Belfast sink unit, space for cooker, space for dishwasher, plumbing for washing machine, space for fridge freezer. Laminate flooring. Radiator. uPVC Windows to the side aspect. Skylight window. Ceiling lights.

## First Floor Landing



Wooden flooring. Ceiling light. Loft access. Doors leading into : -

## Bedroom One

11'10" x 11'5" (3.61 x 3.50)



Wooden flooring. Radiator. uPVC window to the front aspect. Feature fireplace. Ceiling light.

## Bedroom Two

12'9" x 8'2" (3.91 x 2.50)



Wooden flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

## Bathroom

9'6" x 5'8" (2.92 x 1.74 )



Suite is comprised of low-level WC, pedestal wash hand basin, free standing bath, shower attachment, rain style showerhead. Vinyl flooring. Heated towel rail. Obscured uPVC window. Inset spotlights.

## Outside



Externally there is an initial paved yard area with a further good sized paved area which is enclosed and ideal for entertaining or relaxing in warmer months. A shared pathway between the two allow access for bins.

## Agents 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 Require 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.

### Do You Need A Mortgage?

### 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.

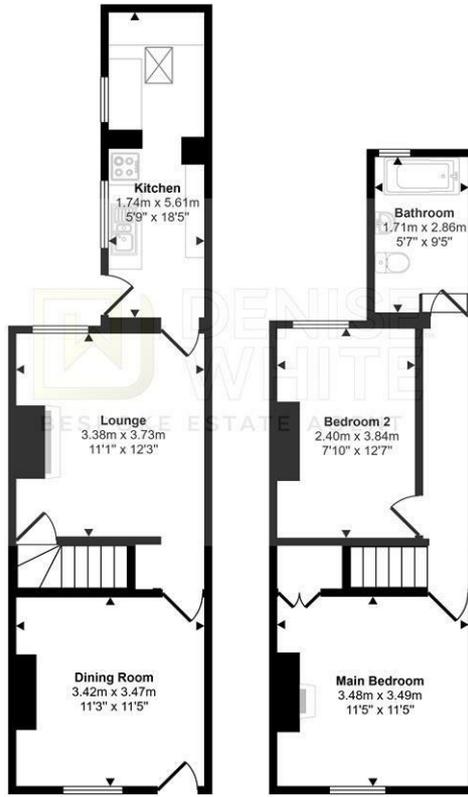
The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **Anti-Money Laundering & 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  
73 sq m / 787 sq ft

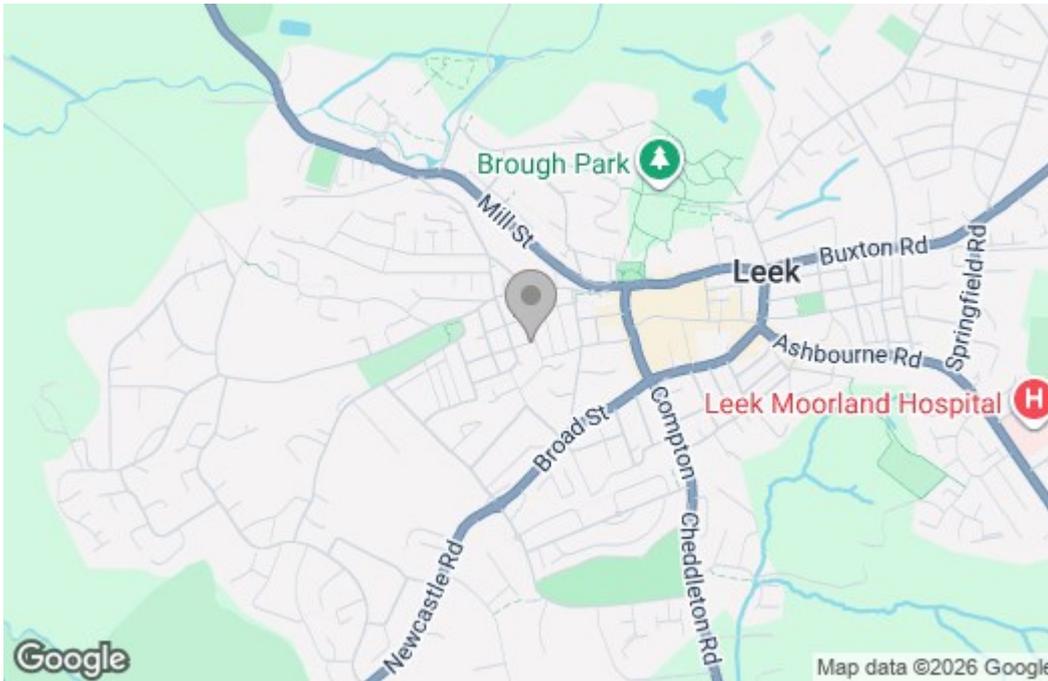


Ground Floor  
Approx 39 sq m / 416 sq ft

First Floor  
Approx 34 sq m / 370 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) <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.