



4 Morley Street, Leek, ST13 8BE

Offers in the region of £190,000

OUR PHONELINES ARE OPEN 9AM - 9PM 7 DAYS A WEEK!

"A house is made of walls and beams; a home is built with love and dreams." – Ralph Waldo Emerson

Situated on Morley Street, just a short distance from Leek town centre, this three-bedroom semi-detached home offers spacious accommodation set across three floors. Well presented throughout with scope for modernisation, it benefits from a low-maintenance rear courtyard and is an ideal purchase for first-time buyers, young families or investors seeking a home with plenty of potential.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agent Comments

Situated in a convenient location close to the heart of Leek, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for first-time buyers, young families or investors alike.

The accommodation begins with a welcoming and generously proportioned lounge, leading through to a fitted kitchen offering ample storage, a useful pantry cupboard and staircase access to the first floor. To the rear, a practical galley-style utility area provides additional workspace and storage before leading through to a convenient downstairs WC.

The first floor hosts a spacious double bedroom with a feature cast iron fireplace alongside a well-proportioned family bathroom. Stairs rise to the second floor, where you'll find a further generous double bedroom overlooking the front aspect, together with a third bedroom that would make an ideal single bedroom, nursery or home office, whilst still being capable of accommodating a double bed if required.

Externally, the property enjoys a charming enclosed rear courtyard featuring a combination of paving and gravel, leading to a raised decking area that provides an ideal spot for outdoor seating and entertaining. Although compact, the space is both attractive and easy to maintain.

Presented in good overall condition, the property offers buyers the opportunity to move straight in while also providing scope to modernise and personalise over time, creating a fantastic home tailored to individual tastes.

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

14'4" x 12'6" (4.38 x 3.82)



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

Kitchen

12'4" x 10'0" (3.77 x 3.06)



Fitted with a range of wall and base units with Work surfaces over incorporating a stainless steel drainer sink unit. Integrated oven, gas hob with extractor fan over. Laminate flooring. Radiator. uPVC window to the rear aspect. Ceiling light. Doors leading into: –

Utility

13'1" x 4'4" (3.99 x 1.33)



Minton Tiled flooring. Radiator. uPVC Windows to the side aspect. Ceiling light.

WC

4'4" x 3'8" (1.34 x 1.12)



Minton tiled flooring. Low-level WC. Wash hand basin. Heated towel rail. Obscured uPVC window. Ceiling light.

First Floor Landing

Carpet. Radiator. uPVC window to the side aspect. Ceiling light. Doors leading into: –

Bedroom One

11'11" x 11'6" (3.64 x 3.51)



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

Bathroom

10'0" x 9'3" (3.05 x 2.84)



Fitted with a suite comprising of bath with shower attachment, low-level WC, and vanity wash handbasin. Tiled flooring. Radiator. uPVC double glazed window to the rear aspect. Airing cupboard. Ceiling light.

Second Floor Landing

Carpet. uPVC window to the side aspect. Ceiling light.

Bedroom Two

11'5" x 10'3" (3.49 x 3.13)



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

Bedroom Three

9'3" x 9'2" (2.84 x 2.80)



Carpet. Radiator. Feature fireplace. Velux window. Ceiling light.

Outside



To the rear of the property is an enclosed court yard with attractive slate chipping pathway with large borders either side leading to a raised decking area at the rear.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire moorlands Band A

No Upward Chain

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.

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

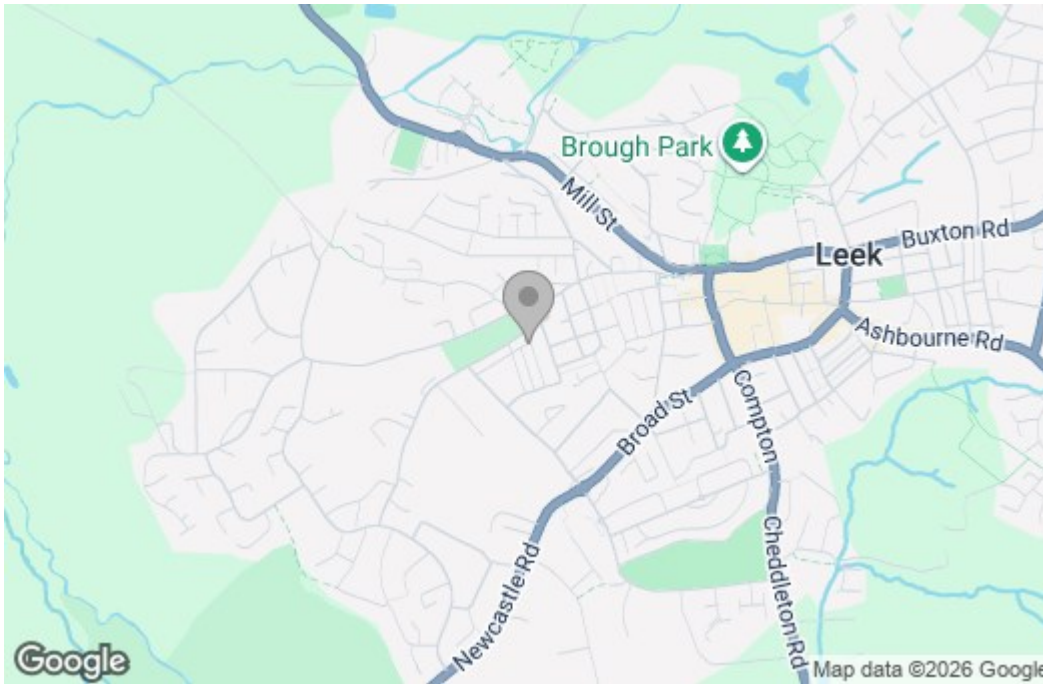
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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



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) 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.