



 **DENISE**



53-55 St Edward Street, Leek, ST13 5DN

£175,000

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

A unique and substantial property with character, presence, and potential—a true one-of-a-kind opportunity on one of Leek's most sought-after streets. This impressive town house offers quirky and individual accommodation with mixed use across three floors.

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 Agents Comments

Positioned on the highly regarded and historic St Edward Street in the heart of Leek, this substantial triple-fronted mixed-use townhouse presents a rare and exciting opportunity. Offering expansive accommodation across three floors together with a separate commercial shop unit, the property provides remarkable flexibility for a range of buyers, investors, or business owners. Though modernisation and cosmetic updating are required throughout, the sheer scale, layout and prime location of this building make it a truly outstanding prospect with endless potential.

Commercial Space:-

Occupying the majority of the ground floor, the commercial unit boasts an impressive double-fronted façade, enhanced by two bay windows that offer excellent street presence and natural light. Inside, the main shop area is versatile and ideal for a variety of business types. To the rear, a small useful ancillary room provides potential for use as an office or kitchen. A door leads out to a shared rear yard, where you will find an outside WC and a separate store room, providing practical facilities for the commercial element of the property.

Residential Accommodation:-

Accessed independently, the generous residential portion extends over three floors, offering the footprint and character of a substantial townhouse. A kitchen with direct access to the shared rear yard offers scope to modernise to suit personal taste. Stairs rise to a spacious landing which leads to a standout large reception room, complete with exposed beams and two front-facing windows. This floor hosts three bedrooms—two sizeable doubles and a well-proportioned single—together with a large family bathroom featuring both a bath and a separate shower. Stairs lead down to a charming second reception room showcasing an attractive fireplace and a bay window. Beyond this is a small porch area that opens out onto a raised, well-sized rear garden, offering a pleasant and private outdoor space rarely found in properties of this nature.

Location



Located on an extremely sought after street in the centre of the town.

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoiled 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 specialty 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 collectibles 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

Kitchen

18'8" max x 16'0" max (5.70 max x 4.89 max)



Tiled flooring. A range of wooden wall and base units with laminate worksurfaces above. Integrated stainless steel sink and drainer unit with mixer tap above. Two UPVC double glazed windows to the rear aspect. UPVC door to the rear aspect. Wooden door to the front aspect. Wall mounted radiator. Three ceiling lights. Stairs to the first floor accommodation.

Galleried Landing

6'6" x 11'2" (1.99 x 3.41)



Wooden flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light. Stairs to the second floor accommodation.

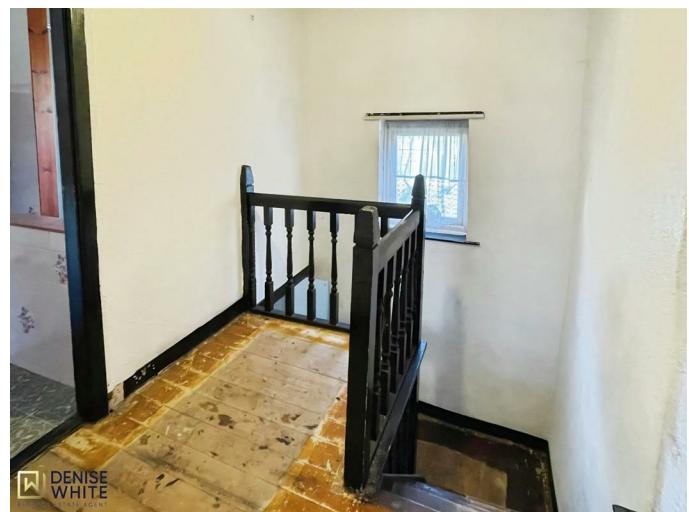
Reception Room One

12'7" max x 15'11" max (3.85 max x 4.86 max)



Wooden flooring. Two wall mounted radiators. Two wooden windows to the front aspect. Two ceiling lights. PLEASE NOTE THERE IS LIMITED HEAD HEIGHT IN THIS ROOM

Second Floor Landing



Wooden flooring. UPVC double glazed window to the rear aspect. Ceiling light. Stairs down to rear porch and reception room two.

Bathroom

15'9" max x 10'5" max (4.82 max x 3.19 max)



Vinyl flooring. Wall mounted radiator. Fitted bath. Low-level WC. Pedestal wash handbasin. Shower cubicle with electric shower. Built-in storage. Obscured UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom One

15'9" max x 10'5" max (4.82 max x 3.19 max)



Wooden flooring. Two wall mounted radiators. Two wooden windows to the front aspect. Ceiling light. Loft access.

Bedroom Two

11'10" max x 11'7" max (3.63 max x 3.54 max)



Wooden flooring. Wall mounted radiator. Wooden window to the front aspect. Ceiling light.

Bedroom Three

7'8" max x 9'3" max (2.36 max x 2.83 max)



Wooden flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Rear Porch

4'7" max x 3'10" max (1.42 max x 1.18 max)

Wood effect flooring. Wash handbasin. UPVC door to the rear aspect. Obscure UPVC double glazed window to the side aspect. Ceiling light.

Reception Room Two

19'9" max x 11'3" max (6.02 max x 3.43 max)



Wooden flooring. Two wall mounted radiators. Feature fireplace. UPVC double glazed window to the rear aspect. Wooden bay window to the front aspect. Ceiling light. Storage cupboard.

Outside



To the rear of the property is a shared yard which is shared between 53, 55 and another property. A raised lawned garden can be accessed from the first floor via the rear porch and offers charming views over surrounding roof tops.

COMMERCIAL SPACE

Shop Space

14'4" x 10'11" (4.39 x 3.34)



Vinyl Flooring. Open Plan access to shop space two. Access to back room. Bay window to the front aspect. Ceiling light.

Shop Space Two



Vinyl Flooring. Open Plan access to shop space one. Bay window to the front aspect. Ceiling light.

Ancillary Room

11'7" x 10'4" (3.54 x 3.15)



Vinyl flooring. Wash hand basin. Access to outside. Access to shop space one. Ceiling light.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: 53 St Edward Street – Staffordshire Moorlands Band A

No chain involved with the sale

Mixed Use

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.

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

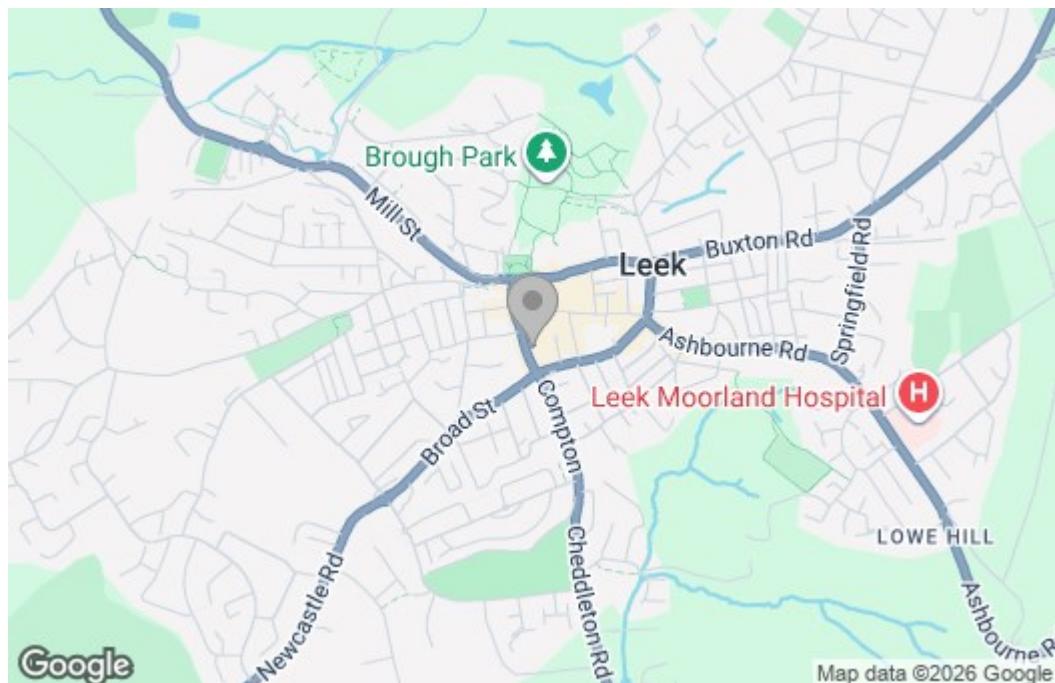


Total floor area: 168.1 sq.m. (1,809 sq.ft.)

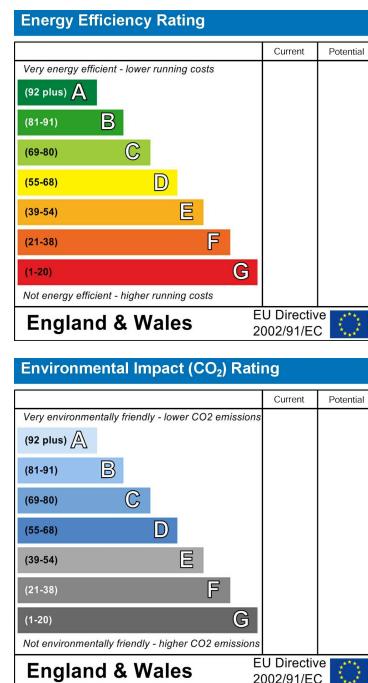
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.