



## 4 Gladstone Street, Leek, ST13 5EP

**Asking price £150,000**

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A spacious three-bedroom town house arranged over three floors. The property features a living room with log burner, a spacious kitchen with separate utility room, and well-proportioned bedrooms throughout. The top floor offers a bright bedroom plus a loft room with potential for conversion (subject to planning), making this a versatile and appealing home or for those looking for an investment opportunity to purchase a buy to let.

## Denise White Agent Comments

A spacious three-bedroom town house offers versatile accommodation arranged over three floors. Upon entering the property, you are welcomed directly into a good size living room, with a log burner. To the rear, a generous kitchen offers ample space, with the added benefit of a separate utility room for everyday convenience.

The first floor comprises a bright and spacious principal bedroom, a further well-proportioned third bedroom which would also suit use as a home office, and a family bathroom finalises this floor.

The second floor hosts a light and airy second bedroom of a good size, alongside a loft room currently utilised for storage. Subject to the necessary planning permissions, this space offers potential for conversion into a fourth bedroom or additional living area.

This home features flexible living space, making it an ideal choice for families or buyers seeking room to grow with great scope to improve and develop to cater for your own requirements and style.

## Location

The market town of Leek is 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.

## Living Room

11'10" x 10'11" (3.63 x 3.33)



Fitted carpet. Wall mounted radiator. Log Burner. UPVC double glazed window to the front aspect. Access to understairs storage. Ceiling light.

## Kitchen

12'6" x 11'10" (3.83 x 3.61)



Vinyl Flooring. Fitted with a range of wall and base units. Integrated microwave. Integrated Siemens Oven. Logik electric hob. Drainer style sink unit. UPVC double glazed window to the rear aspect. Ceiling light.

## Utility

9'1" x 6'4" (2.77 x 1.94)



Tiled flooring. Wall mounted radiator. Range of wall and base units. Plumbing for washing machine. Drainer style sink unit. UPVC double glazed window to the side aspect. Access to outside. Ceiling light.

## First Floor Landing

Fitted carpet. Access to first floor accommodation. Stairs leading to second floor landing. Ceiling light.

## Bedroom One

11'11" x 11'1" (3.64 x 3.38)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

## Bedroom Three

11'0" x 6'7" (3.36 x 2.01)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

## Bathroom

10'7" x 4'11" (3.24 x 1.52)



Laminate flooring. Wall mounted radiator. WC. Pedestal style wash hand basin. Bath with shower attachment. Boiler cupboard. Obscured double glazed window. Ceiling light.

## Second Floor Landing

Fitted carpet. Access to second floor accommodation. Ceiling light.

## Bedroom Two

11'10" x 10'11" (3.63 x 3.35)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

## Loft Storage Room

Currently utilised for storage. Subject to the necessary planning permissions, this space offers

potential for conversion into a fourth bedroom or additional living area.

## 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.

## 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!

### **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 Or Rent?**

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.

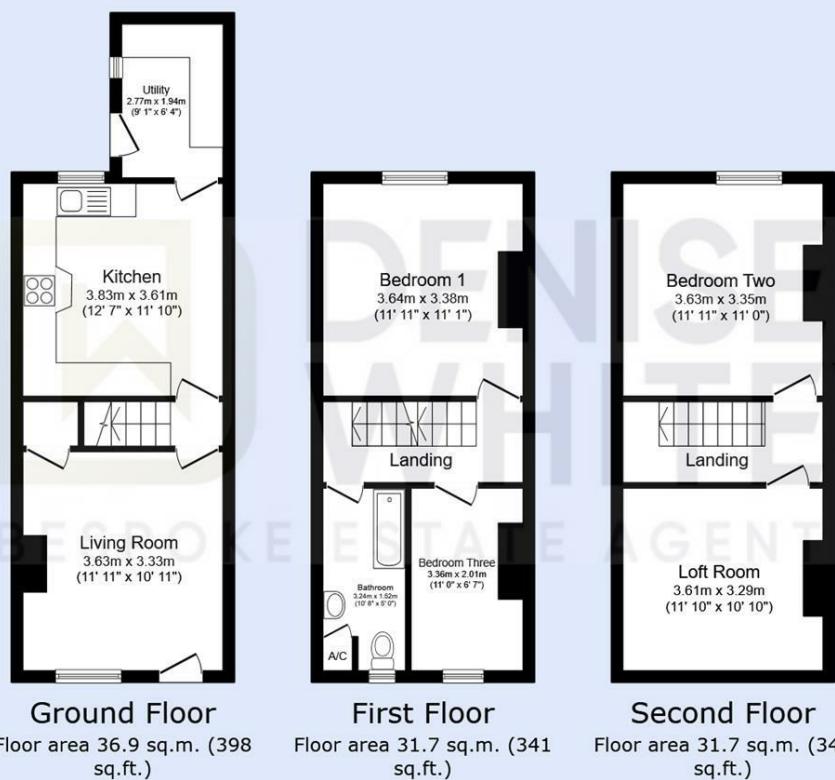
### **You Will Need A Solicitor!**

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 Advisor?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## Floor Plan

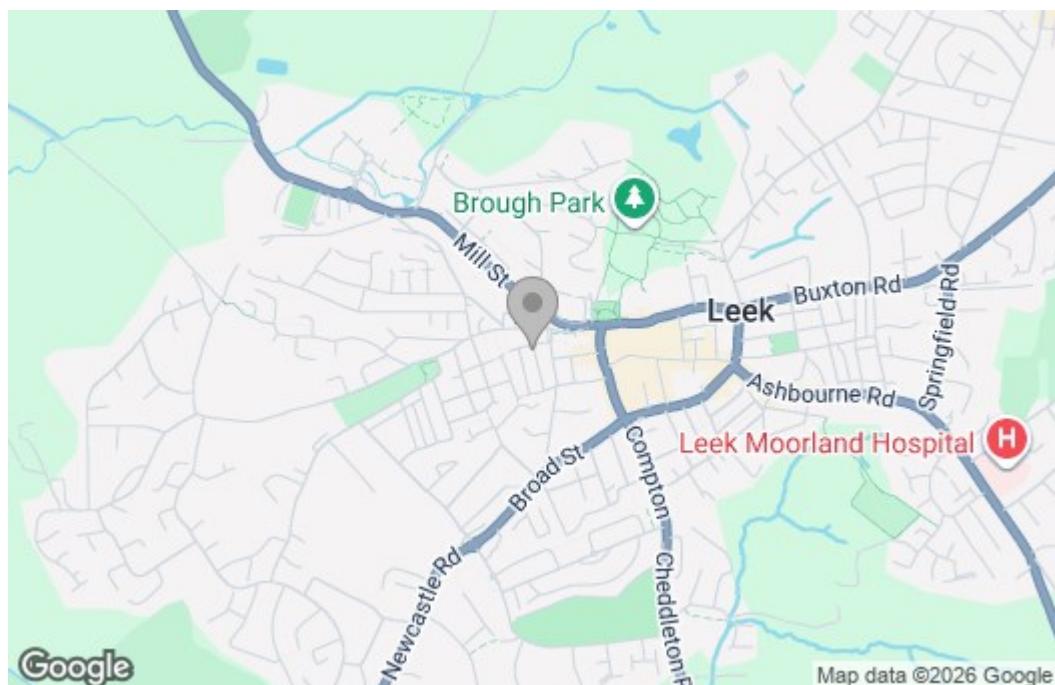


Total floor area: 100.3 sq.m. (1,080 sq.ft.)

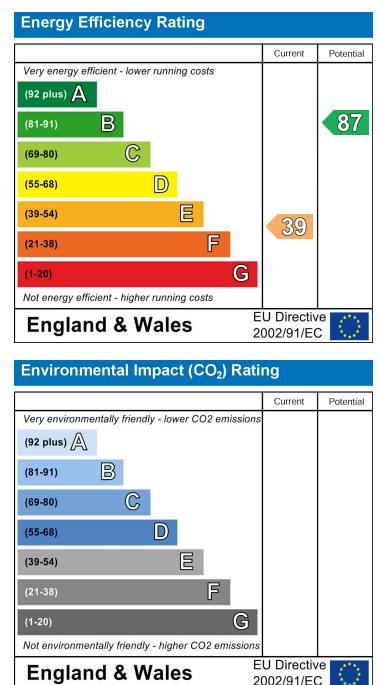
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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.