



3 Alma Street, Staffordshire, ST13 8EH

Offers in the region of £180,000

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"A new home is the beginning of a new life, filled with new experiences and opportunities."

A character filled 1880's Victorian Terrace positioned in the well established West End of Leek, offering spacious modern living with period charm. With Two Spacious Reception Rooms, Kitchen, Utility Room/WC, Three Bedrooms and a Large Family Bathroom, all within walking distance of Leek's vibrant Town Centre. This property is perfect for First Time Buyers, Investors, and those looking for a property with easy access to local shops and amenities.

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

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Denise White Estate Agents Comments

Built in 1880, this traditional Victorian terraced house is brimming with period character, boasting high ceilings, bay windows and picture rails. Located in a highly regarded residential area of Leek's sought-after west end, perfectly positioned within walking distance of local shops, hairdressers, eateries and well-regarded schools. Leek's vibrant town centre is just a short stroll away, as is the rolling Staffordshire Moorlands countryside, offering the best of both town and country living.

The ground floor welcomes you via an Entrance Hall which leads on to the Lounge and Dining Room. The Lounge is positioned to the front aspect and enhanced by a traditional bay window which allows natural light to flood the room. The Dining Room is positioned to the rear aspect and leads on to a well-planned kitchen, which adjoins a useful utility room with WC.

The first floor offers two good sized double bedrooms, alongside a large family bathroom which leads through to a separate washroom. From the landing, stairs rise to an attic bedroom where you'll find exposed brickwork and characterful beams.

Externally, the property benefits from a private rear yard, recently landscaped with Indian stone paving and an artificial lawn – ideal for low-maintenance outdoor enjoyment.

Location

Conveniently located within walking distance of the Centre of the Market Town of Leek.

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

Entrance Hall



uPVC entrance door to the front aspect. Wood effect flooring. Radiator. Ceiling spotlights. Under stairs storage cupboard off. Doors leading into:-

Lounge

14'1" x 10'0" (4.31 x 3.07)



Wood effect flooring. Radiator. uPVC bay window to the front aspect. Picture rail. Ceiling spotlights. Stairs leading to the first floor.

Dining Room

13'5" x 12'1" (4.09 x 3.69)



Wood effect flooring. Radiator. uPVC window to the rear aspect. Pebble effect gas fire on a granite effect hearth and inset with wooden surround. Ceiling spotlights. Stairs leading to the first floor. Door leading to: –

Kitchen

11'11" x 7'2" (3.65 x 2.19)



Fitted with a range of wall and base units with work surfaces over incorporating a circular sink and drainer unit with mixer tap. Integrated four ring ceramic hob with extractor over and single electric oven. Space for undercounter fridge and freezer. Tiled flooring. Part tiled walls. Radiator. Two uPVC windows to the side aspect. uPVC door leading to the rear garden. Ceiling spotlights. Door leading into :-

Laundry Room / WC

7'7" x 4'7" (2.33 x 1.42)



Fitted with a low-level WC. Tiled flooring. Radiator. Plumbing automatic washing machine. Obscured uPVC window to the side aspect. Ceiling spotlights.

First Floor Landing



Carpet. Radiator. Ceiling spotlights. Stairs leading to the second floor. Doors leading into: –

Bedroom One

13'6" x 12'2" (4.12 x 3.72)



Carpet. Radiator. Two uPVC windows to the front aspect. Ceiling light.

Bedroom Two

10'4" x 8'9" (3.15 x 2.69)



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

Bathroom

11'9" x 7'4" (3.60 x 2.24)



Fitted with a suite comprising of corner Jacuzzi bath, low-level WC and large corner shower cubicle. Wood effect vinyl flooring. Part tiled walls. Obscured uPVC window to the side aspect. Radiator. Ceiling spotlights. Opening into :-

Washroom

7'7" x 4'6" (2.33 x 1.39)

Fitted with a base unit with ceramic sink and mixer tap. Wood effect vinyl flooring. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Wall mounted 'Vaillant' combination boiler. Ceiling spotlights.

Second Floor

Attic bedroom

18'4" max undereaves x 13'5" (5.60 max undereaves x 4.10)

Carpet. Velux windows to the front and rear aspects. Ceiling spotlights. Feature exposed brick wall. Exposed beams.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

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!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

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.

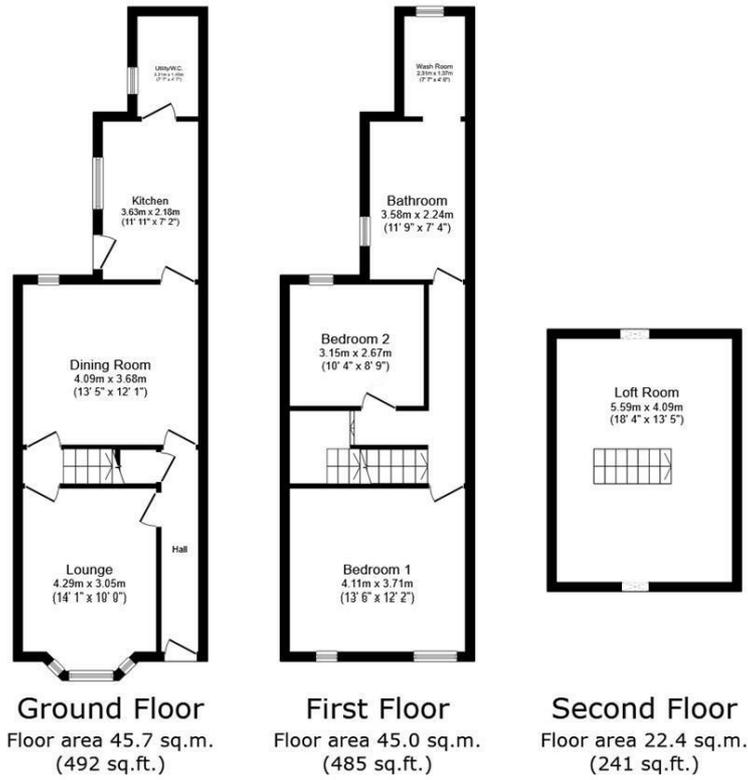
You Need A Solicitor!

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 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.

Floor Plan

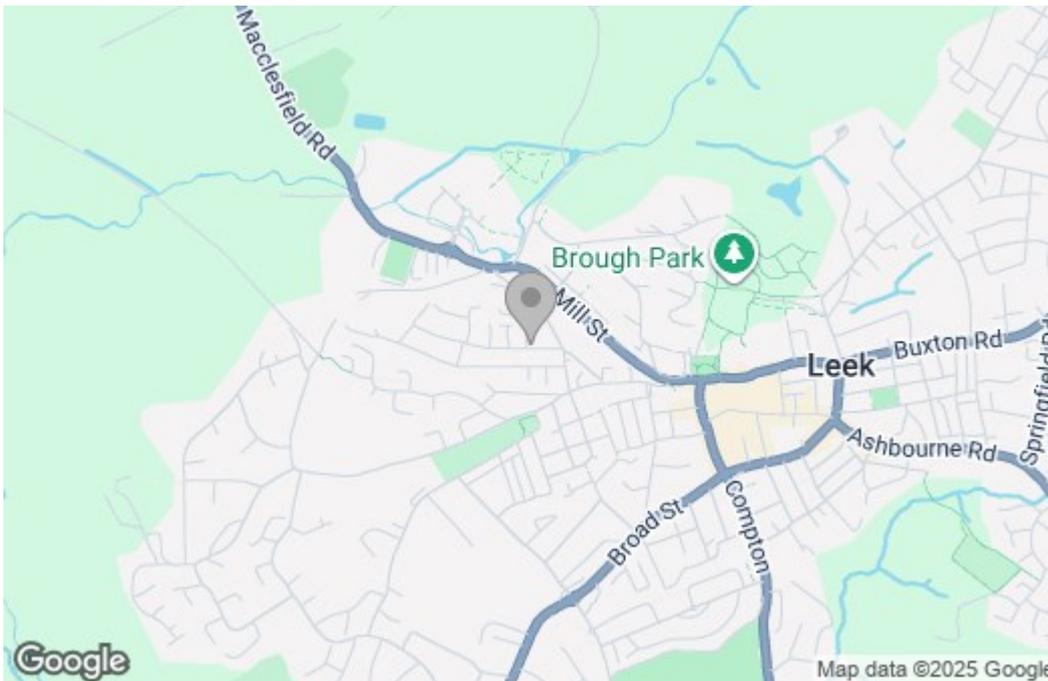


Total floor area: 113.1 sq.m. (1,218 sq.ft.)

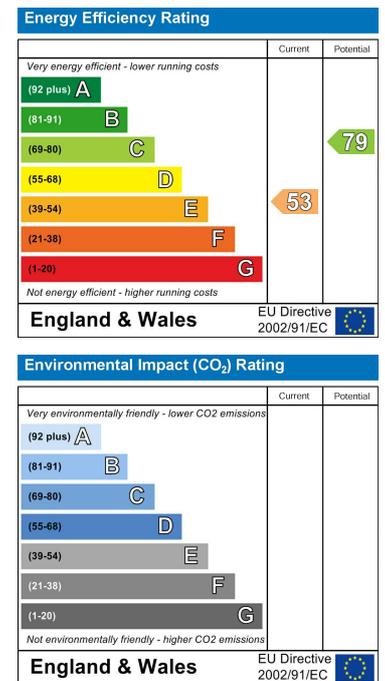
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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