



## 3 Spouthall 68 St. Edward Street

, Leek, Staffordshire, ST13 5DL

By auction £50,000



\*\* For sale by PUBLIC & ONLINE AUCTION at The DoubleTree by Hilton, Etruria Hall Festival Way, Staffordshire, ST1 5BQ on Monday 9th March 2026 at 6.30pm with Butters John Bee Auctioneers. Remote bidding available via internet, telephone or proxy. To register to bid on this Lot, or to download the Legal Pack - please see the Butters John Bee website or call 0800 090 2200 \*\*

CASH BUYERS ONLY are advised

A low maintenance one bedroom flat situated within the popular town centre of Leek. Within walking distance to a range of local amenities, this property is ideal for downsizers and investors.



## Denise White Estate Agent Comments

Located on the highly regarded St Edward Street in the vibrant market town of Leek, this one-bedroom ground floor flat offers an excellent opportunity for investors or downsizers alike. Perfectly positioned within walking distance of a wide range of local amenities, shops, and cafes, the property combines convenience with character.

The accommodation briefly comprises living room, double bedroom, fitted kitchen, and a shower room, providing a practical and low-maintenance living space.

Previously let at £450pcm, the flat offers a potential yield of approximately 7.2%, making it a strong contender for those seeking a reliable buy-to-let investment.

To the rear of the building, residents benefit from access to a generous communal garden, mainly laid to lawn—an ideal spot to relax or enjoy the outdoors in a peaceful setting.

With its central location, attractive yield, and well-proportioned accommodation, this flat presents a fantastic opportunity to invest in one of Staffordshire's most sought-after market towns.

## Location

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.

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

## Entrance Hallway

Fitted carpet, storage cupboard. Ceiling light.

## Lounge 16'7" x 13'3" max (5.06 x 4.04 max)

Fitted carpet. Electric storage heater. Window to the front aspect. Ceiling light.

## Dressing Room 12'3" x 6'7" (3.75 x 2.03 )

Fitted carpet. Built in storage cupboards. Access into bedroom. Ceiling light.

## Bedroom 13'5" x 8'5" (4.10 x 2.58)

Fitted carpet. Electric storage heater. Window to the rear aspect. Ceiling light.

## Kitchen 13'1" x 9'8" (4.00 x 2.95)

Laminat flooring. Fitted with a range of wall and base units. Integrated oven. Hob. Stainless steel sink unit. Access to outside. Window to the rear aspect. Ceiling light.

## Shower Room 9'3" x 4'3" (2.82 x 1.32)

Laminat flooring. Pedestal style wash hand basin. W.C. Walk in shower. Electric shower. Ceiling light.

## Agent Notes

CASH BUYERS ONLY

Tenure: Leasehold - 965 years remaining

Annual Ground Rent - £1

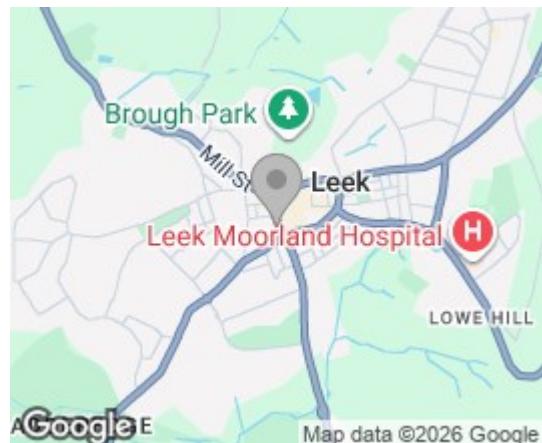
PLEASE NOTE THE VENDORS HAVE INFORMED US THERE IS NO MANAGEMENT COMPANY IN PLACE THEREFORE NO SERVICE CHARGES PAYABLE

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

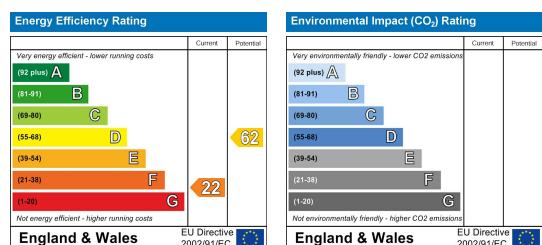
No chain involved with the sale

## Area Map



## Floor Plans

## Energy Efficiency Graph



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