



3 Britannia Mill West Street, Leek, ST13 8AF

Asking price £210,000

Call Us To Arrange A Viewing 9am Until 9pm 7 Days A Week!

A beautifully presented 2-bedroom townhouse set within a characterful converted mill in Leek, with off street parking in the spacious Garage. Full of original and quirky features, this unique home blends period charm with a modern finish. With exposed beams, generous natural light, and thoughtfully designed living spaces, it offers a perfect mix of heritage and contemporary style.

Denise White Agent Comments

Nestled within a beautifully converted former silk mill, this unique 2-bedroom townhouse is full of charm, character, and quirky features that set it apart.

Upon entry, you're welcomed by a generously sized integral garage—perfect for storage or secure parking. Stairs lead to the first floor where you'll find a bright and airy open-plan kitchen/living area, bathed in natural light from large windows. Just off the main living space is a handy utility room, keeping everyday tasks tucked away.

Continue up to the second floor where the accommodation unfolds further. The main bedroom boasts original exposed beams, adding a touch of heritage and warmth. The second bedroom is also a great size, filled with natural light and ideal as a guest room, home office, or second bedroom.

The recently installed bathroom is finished to a high standard, featuring a stylish walk-in shower and a clean, modern feel throughout.

Full of individuality and period touches, this home is a perfect blend of historic charm and contemporary comfort—ideal for those looking for something with personality in the heart of Leek.

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

Entrance Porch

Wall mounted radiator. Access to garage. Original stone stairs leading to 1st floor accommodation. Ceiling light.

Garage

20'11" x 16'2" (6.38 x 4.93)



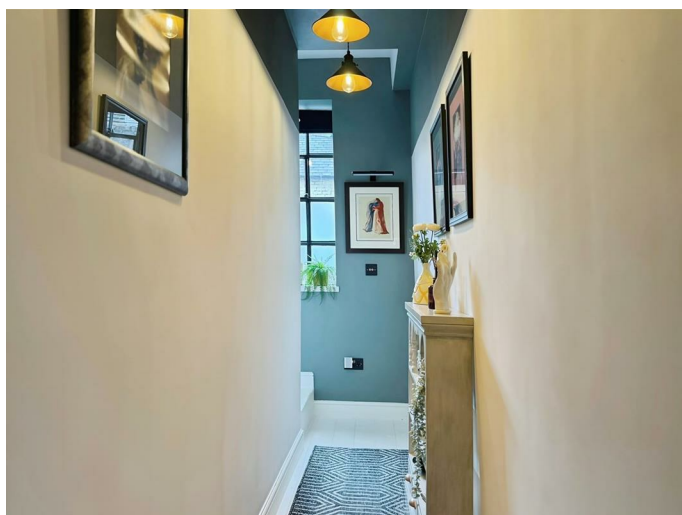
Wall mounted radiator. Access to WC. Electric garage doors. Ceiling light.

WC

9'5" x 3'3" (2.89 x 1.00)

Tiled flooring. Wall mounted radiator. WC. Pedestal style wash and basin. Access to Understairs storage. Ceiling light.

First Floor Landing



Original flooring. Wall mounted radiator. Original Part double glazed windows to the front aspect. Access to kitchen. Ceiling lights.

Kitchen Living Area

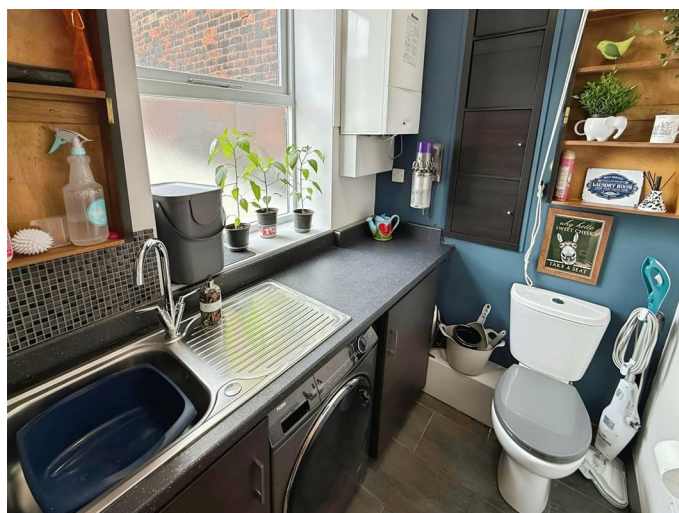
20'11" x 13'2" (6.40 x 4.02)



Laminate flooring. Wall mounted radiator. Original Double glazed windows to the front and rear aspect. Range of wall and base units. Integrated Bosch oven. Integrated Bosch microwave. Bosch induction hob. Integrated Bosch dishwasher. Drainer style sink unit. Space for fridge freezer. Access to utility. Ceiling light. Inset spotlights.

Utility

6'9" x 5'2" (2.08 x 1.60)



Tiled flooring. Base units with space and plumbing for washing machine. WC. Recessed shelving. Wall Mounted radiator. Ceiling light. Combination Boiler.

Second Floor Landing

Wall mounted radiator. Ceiling light.

Bedroom One

20'5" x 12'0" (6.23 x 3.68)



Fitted carpet. Wall mounted radiators. Double glazed windows to front aspect. Walk in wardrobes. Built in storage over bulkhead. Ceiling lights. Vaulted ceiling with exposed beams.

Bedroom Two

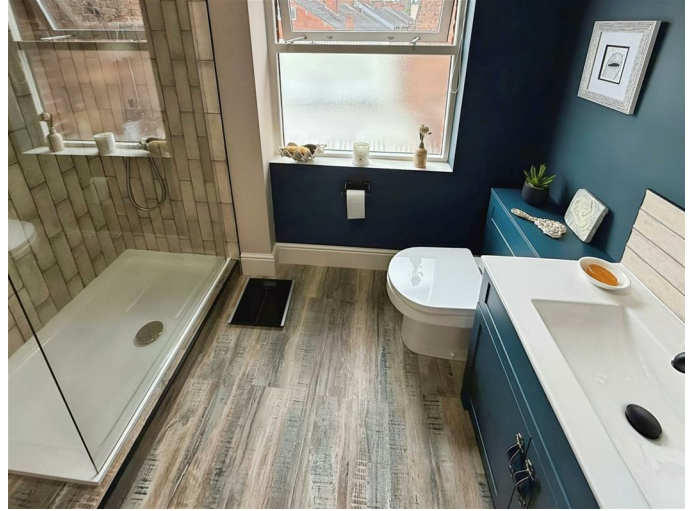
13'5" x 12'1" (4.09 x 3.70)



Fitted carpet. Wall mounted radiators. Double glazed windows to the rear aspect. Ceiling lights. Vaulted ceiling with exposed beams.

Shower Room

7'10" x 6'5" max (2.41 x 1.98 max)



LVT flooring. Heated towel rail. Walk-in style shower with rain style showerhead. Combination vanity unit with sink and toilet. Obscured double glazed window. Ceiling light.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

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 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.

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.

Floor Plan



GROUND FLOOR

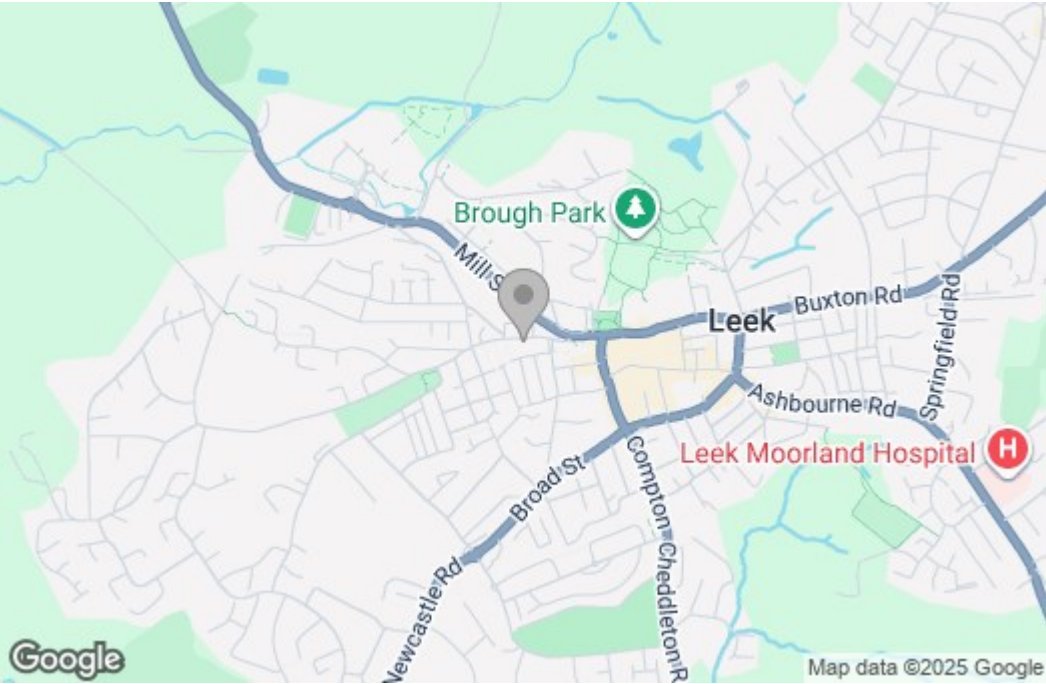


1ST FLOOR

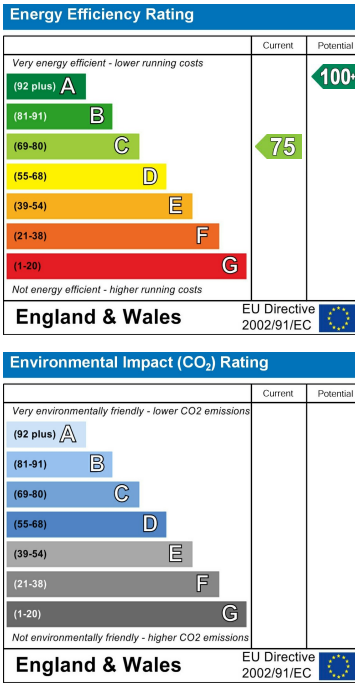


2ND FLOOR

Area Map



Energy Efficiency Graph



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