



11 Wood Street, Leek, ST13 5LZ

Asking price £140,000

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

"A home is a blank canvas – and you are the artist." - Unknown

A well-proportioned two-bedroom end terrace ideally located on the outskirts of Leek town centre, within easy walking distance of local amenities and Pickwood Park. Offering excellent potential for modernisation, this property is perfectly suited to first-time buyers, investors, or couples looking to put their own stamp on a home.

Denise White Estate Agents Comments

A two-bedroom end terrace property, ideally situated on the outskirts of Leek town centre, offering spacious accommodation and excellent potential for modernisation.

This well-proportioned home is perfect for first-time buyers, investors, or couples looking to create a property tailored to their own taste, all within easy reach of local amenities and just a short distance from Pickwood Park.

Internally, the property is entered via a useful entrance porch, providing a practical buffer before stepping into the main living space.

The living room is a bright and comfortable space, enhanced by a large front-facing window allowing plenty of natural light, along with built-in storage solutions beneath the stairs, maximising practicality.

To the rear, the property offers a good-sized breakfast kitchen, providing ample space for dining and everyday living. From here, there is access to a useful utility area and a convenient downstairs WC, adding to the functionality of the home.

To the first floor, there are two well-proportioned bedrooms, both benefiting from built-in storage, along with a bathroom fitted with a suite.

Externally, the property features a small private rear yard, along with an additional storage space and gated access to the front, offering both convenience and security.

Requiring modernisation throughout, this property presents an excellent opportunity to add value and create a home to your own specification in a well-connected and desirable location.

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

Carpet. Radiator. Composite door to the front aspect. Ceiling light.

Lounge

13'3" x 11'0" (4.06 x 3.36)



Carpet. Radiator. uPVC window to the front aspect. Built in storage under stairs. Ceiling light.

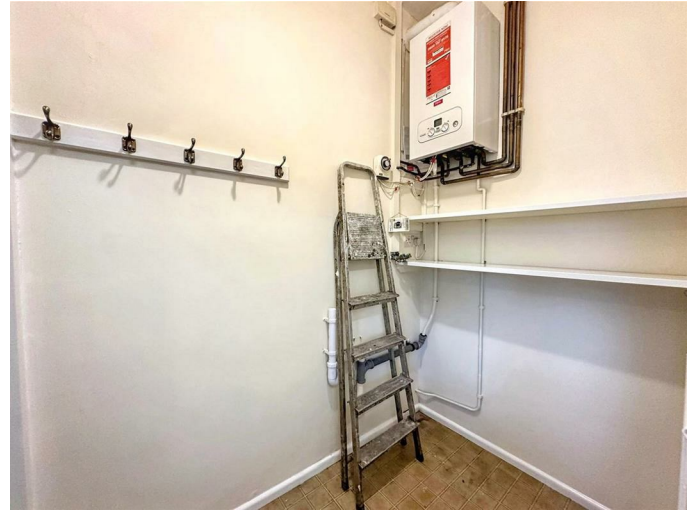
Kitchen

12'4" x 10'6" (3.77 x 3.22)



Fitted with a range of wall and base units, Incorporating a stainless steel drainer style sink unit. Vinyl flooring. Radiator. uPVC window to the rear aspect. Door to the rear aspect. Ceiling light.

Utility



Tiled flooring. Radiator. Boiler. Ceiling light.

WC



Tiled flooring. Low Level WC. Obscured window. Inset Spotlight.

First Floor Landing

Carpet. Loft Access. Ceiling light. Doors leading into :-

Bedroom One

13'4" x 10'7" (4.08 x 3.24)



Carpet. Radiator. Built in storage cupboard. uPVC window to the front aspect. Ceiling light.

Bedroom Two

12'5" x 6'9" (3.79 x 2.06)



Carpet. Radiator. Built in wardrobes. uPVC window to the rear aspect. Ceiling light.

Bathroom

9'3" x 6'7" (2.83 x 2.03)



Suite is comprised of, Low level WC, pedestal wash hand basin, bath, shower attachment. Vinyl flooring. Radiator. Obscured uPVC window. Ceiling light.

Outside



To the rear of the property is a small paved yard which is enclosed and private with gated access to the side of the home.

Agents 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.

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!



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!

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?

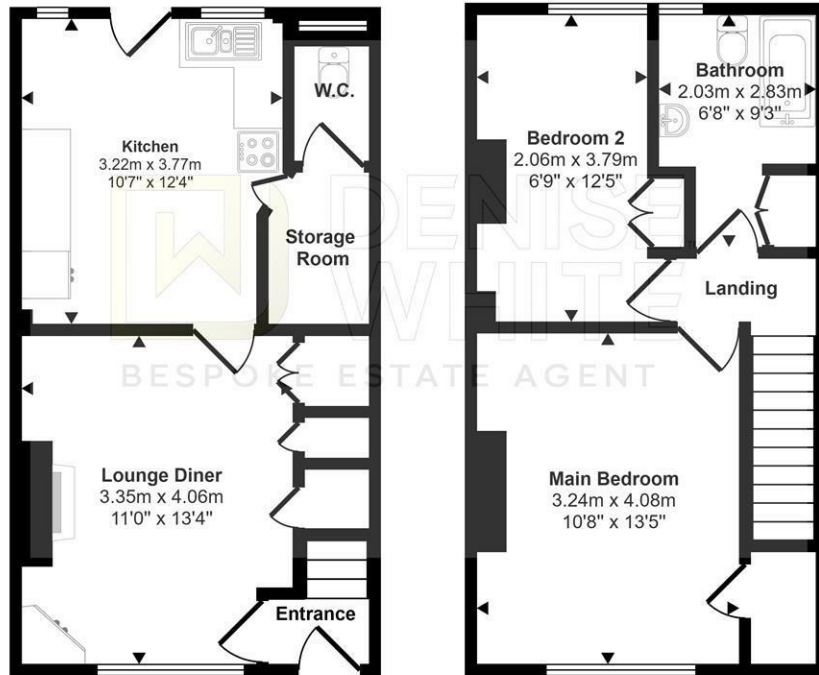
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

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

Approx Gross Internal Area
68 sq m / 731 sq ft

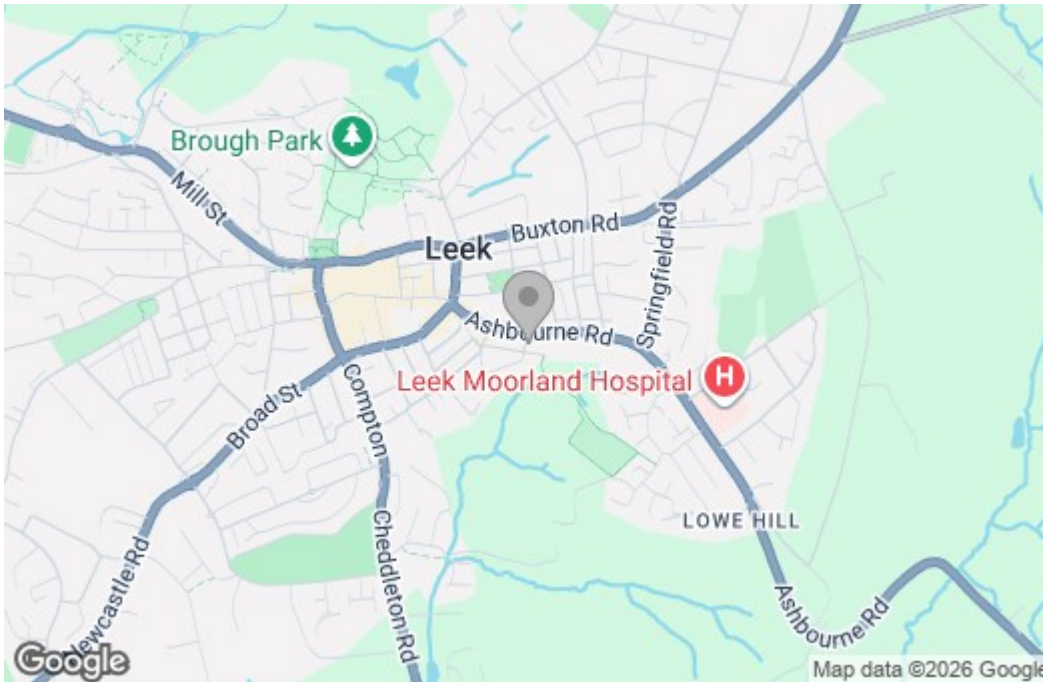


Ground Floor
Approx 34 sq m / 368 sq ft

First Floor
Approx 34 sq m / 363 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.