



## 13 Picton Street, Leek, ST13 8AU

**Offers in the region of £160,000**

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

"The ache for home lives in all of us." – Maya Angelou

A well-presented two-bedroom terraced home situated in a convenient Leek location, offering deceptively spacious accommodation throughout. Featuring two reception rooms with an open-plan feel into the modern galley kitchen, the property also benefits from a downstairs WC and family shower room. Externally, a low-maintenance courtyard and astro-turfed garden provide the perfect space for relaxing.

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

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

## Denise White Agent Comments

Situated on the outskirts of the town centre of the market town of Leek, this charming two-bedroom terraced home offers well-presented accommodation throughout, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Upon entering the property, you are welcomed into the front dining room, a versatile reception space that seamlessly leads through to a well-proportioned cosy lounge which continues with an open-plan feel into the well-appointed galley kitchen, finished to a good standard and offering a practical space for everyday living. Beyond the kitchen, there is the added convenience of a downstairs WC together with access to the rear of the property.

To the first floor, the accommodation comprises two well-proportioned bedrooms, with Bedroom One positioned to the front aspect and Bedroom Two overlooking the rear garden. Completing the first floor accommodation is a contemporary family shower room.

Externally, the property benefits from a low-maintenance rear courtyard, along with a separate astro-turfed garden area, creating an attractive outdoor space ideal for relaxing with minimal upkeep required.

Offering deceptively spacious accommodation in a convenient location close to Leek town centre and local amenities, this delightful home presents an excellent opportunity for a variety of purchasers.

## 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.

## Dining Room

12'4" x 12'1" (3.78 x 3.69)



Composite door to the front aspect. Carpet. Radiator. Gas fire. uPVC window to the front aspect. Ceiling light. Door leading into –

## Lounge

15'4" x 12'4" (4.69 x 3.78 )



Carpet. Radiator. Storage cupboard. Stair access leading to first floor accommodation. uPVC window to the rear aspect. Ceiling lights.

## Kitchen

15'4" x 5'9" (4.69 x 1.76 )



Fitted with a range of wall and base units with worktops above incorporating a stainless steel drainer sink unit. Integrated gas hob with extractor fan over, double oven. Space for fridge freezer, space for washing machine. Laminated flooring. uPVC window to side aspect. Composite door to the side aspect. Inset spotlights. Door leading into: –

## WC

5'6" x 3'9" (1.68 x 1.16)



Laminated flooring. Pedestal wash hand basin. Low level WC. Radiator. Combination boiler. uPVC window to the side aspect. Ceiling light.

## First Floor Landing

Carpet. Radiator. Ceiling lights. Doors leading into:

–

## Bedroom One

12'4" x 11'5" (3.78 x 3.50)



Carpet. Radiator. uPVC window to the front aspect. Storage cupboard. Ceiling light.

## Bedroom Two

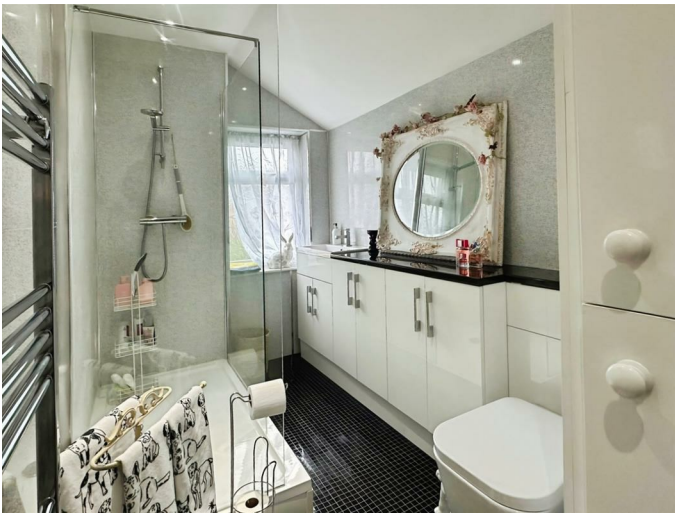
11'11" x 9'2" (3.65 x 2.81)



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

## Bathroom

9'10" x 9'10" (3.00 x 3.00)



Fitted with a suite comprising of shower cubicle with shower attachment, low-level WC, vanity wash hand basin. Vinyl flooring. Heated towel rail. Obscured uPVC window to the rear aspect. Inset Spotlights.

## Outside



Externally, the property benefits from a low-maintenance rear courtyard, along with a separate astro-turfed garden area, creating an attractive outdoor space.

## Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

## 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?

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 hap

## 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!

### **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.

### **Buyer ID Checks**

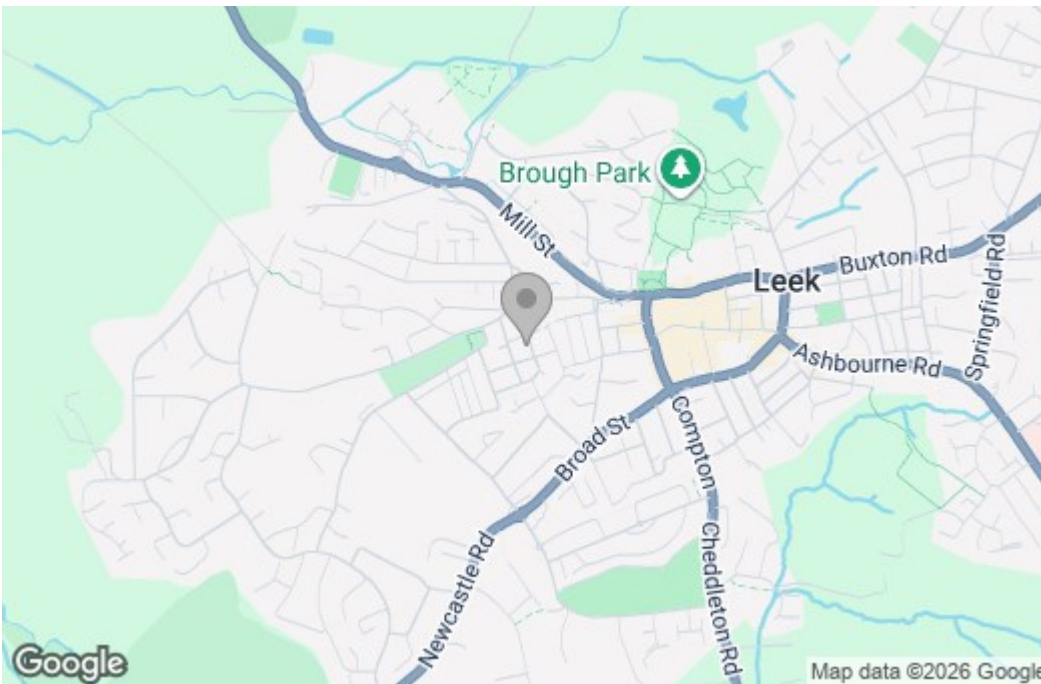
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

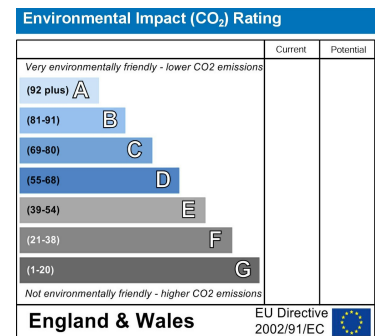
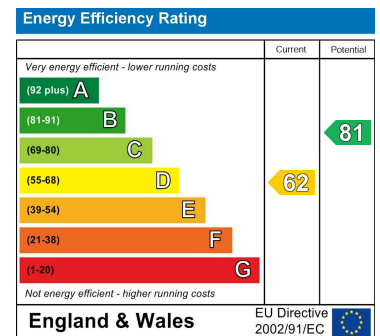


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac ©2025

# 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.