



**6 West Street, Leek, ST13 8AA**

**Asking price £160,000**

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

A beautifully presented, double-fronted two-bedroom end terrace located on the outskirts of the town centre. Lovingly updated to offer stylish, timeless interiors, the property features well proportioned accommodation across two floors.

Ideal for first-time buyers or downsizers, conveniently positioned within walking distance of local amenities.

### Denise White Estate Agents Comments

Situated on the outskirts of the town centre, this charming double-fronted, two-bedroom end terrace property has been lovingly updated by the current owners to create stylish yet timeless interiors, carefully in keeping with the age and character of the home. The result is a beautifully presented property that seamlessly blends period charm with modern living.

To the ground floor, the property benefits from two well-proportioned reception rooms to the front, both featuring cast iron fireplaces and picture rail detailing, enhancing the home's traditional appeal. The dining room further benefits from built-in cabinetry, providing both character and practical storage. To the rear, a stylish shaker-style kitchen with direct access out to the rear garden. Completing the ground floor is a well-appointed and contemporary family bathroom.

The first floor offers two generous double bedrooms. The principal bedroom boasts a bespoke panelled feature wall, creating a calm and elegant focal point. The second bedroom benefits from a large storage cupboard and access to a separate WC, adding further convenience.

Externally, the property enjoys a good-sized lawned garden with raised borders, ideal for outdoor enjoyment. To the side aspect, there is a gravelled area with gated access to the front, providing additional outdoor space and practicality.

Overall, this beautifully maintained home is ideal for first-time buyers or downsizers, offering character, comfort, and convenience, all within walking distance of a wide range of local amenities in the town centre.

### Location

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoiled town centre offers a refreshing alternative 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 specialty 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 collectibles 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 cafes, 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

11'0" extending to 12'0" x 12'0" (3.37 extending to 3.68 x 3.66 )



Wood effect laminate flooring. uPVC door to the front aspect. uPVC double glazed window to the front aspect. Wall mounted radiator. Feature cast



iron fireplace. Bespoke cabinetry into alcoves. Ceiling light.

### Kitchen

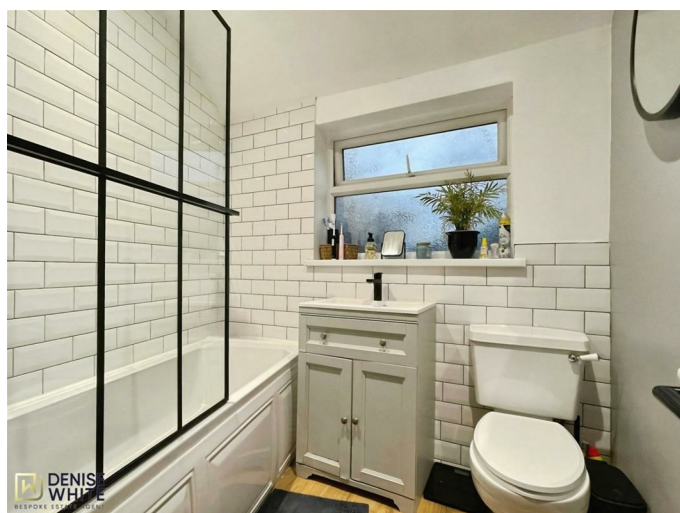
7'4" x 6'3" (2.26 x 1.91 )



Continued wood effect flooring. A range of shaker style wall and base units with wooden worktops above. Integrated sink and drainer unit with mixer tap above. Integrated electric oven with hob above. Wall mounted towel rail. uPVC door to the side aspect. uPVC double glazed window to the side aspect. Ceiling light.

### Bathroom

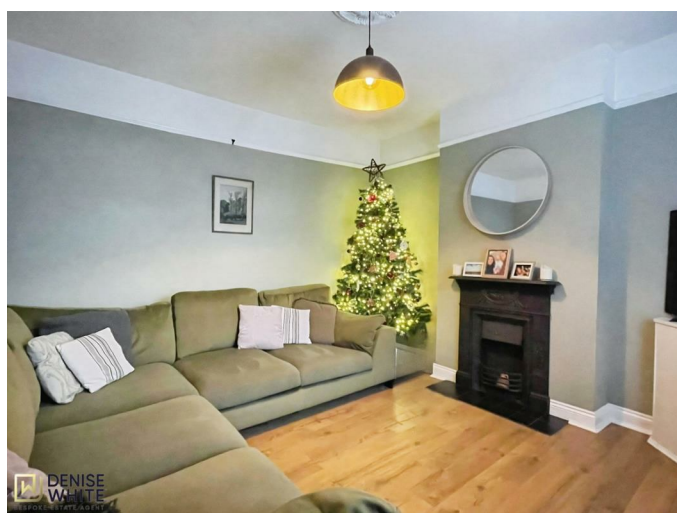
7'5" x 5'9" (2.28 x 1.76 )



Continued wood effect flooring. Low level WC. Wash hand basin with storage underneath. Fitted bath with shower and glass shower screen above. Obscured uPVC double glazed window to the rear aspect. Ceiling light.

### Lounge

11'8" x 11'7" (3.57 x 3.55 )



Continued wood effect flooring. Wall mounted radiator. uPVC double glazed window to the front aspect. Feature cast iron fireplace. Picture railing. Ceiling light.

### Cellar

11'6" x 11'10" (3.52 x 3.63 )

Power and lighting.

### First Floor Landing

Fitted carpet. Ceiling light.

### Bedroom One

11'9" x 11'9" (3.59 x 3.59 )



Fitted carpet. Wall mounted radiator. Bespoke panelled feature wall. uPVC double glazed window to the front aspect. Ceiling light. Loft access.

## Bedroom Two

12'3" x 11'10" (3.75 x 3.63 )



Fitted carpet. Wall mounted radiator. Storage cupboard. uPVC double glazed window to the front aspect. Access into WC. Ceiling light.

## WC



Wood effect flooring. Low level WC. Wash hand basin. Ceiling light.

## Outside



To the rear of the property is a lawned garden enclosed by fencing and a stone wall. There is also a separate gravelled area and gated access to the front at the side of the property.

## 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.

### 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.

## 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.

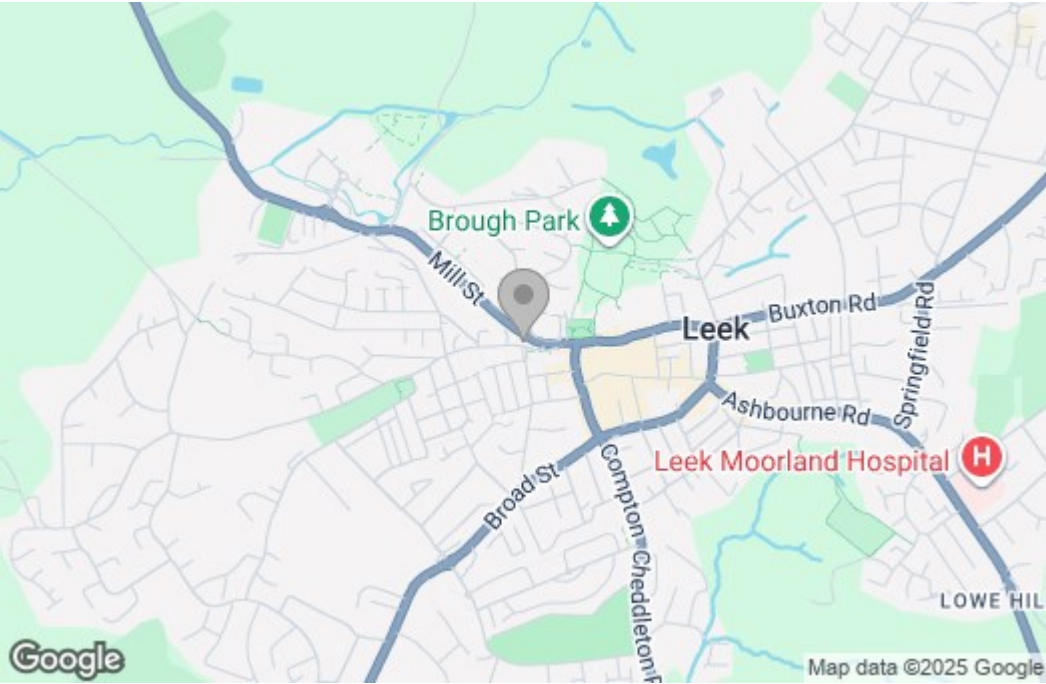
The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

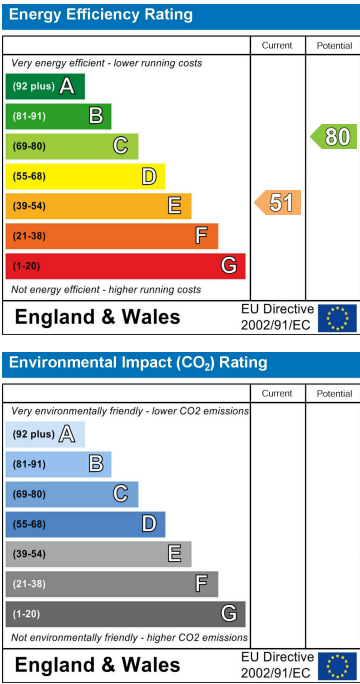
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.