



DENISE



106 Buxton Road, Leek, ST13 6EE

Asking price £140,000

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

'A good home must be made not bought.' – Unknown

An exciting opportunity for buyers who seek a characterful home to make your own on the outskirts of the town centre. Requiring modernisation throughout, this deceptively spacious home provides ample accommodation and limitless potential.

Denise White Estate Agents Comments

Situated on a popular street within the sought-after market town of Leek, this extremely spacious two-bedroom terrace property offers an exciting opportunity for buyers seeking a characterful home or renovation project. Requiring modernisation throughout, the property is packed with charming period features and boasts generous accommodation arranged over multiple levels, including a large loft room and impressive cellar.

To the ground floor, the property opens into a substantial living room spanning over 5 metres, flooded with natural light from dual-aspect windows and enhanced by exposed beams. This leads through to a breakfast kitchen, providing ample space for cooking and everyday dining, and featuring a stone mullion window that looks through into the dining room beyond. Further ground floor accommodation includes a conservatory, offering direct access to the largely paved rear garden, ideal for low-maintenance outdoor living. A well-appointed shower room completes the ground floor layout.

The first floor hosts two generously sized double bedrooms, with the principal bedroom being particularly impressive, benefitting from two windows, wooden flooring, and a stunning feature fireplace.

Further enhancing the accommodation is a large loft room, offering excellent additional space. While head height is limited, the room benefits from a rear-facing skylight and useful under-eaves storage, making it ideal for hobbies, storage, or occasional use.

Another standout feature of the home is the impressive cellar, which incorporates a built-in stone bar area, providing a unique and versatile space for entertaining or storage.

Although the property requires TLC and modernisation throughout, it presents a rare opportunity to create a fabulous, spacious home rich in character and period charm.

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 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.

Living Room

16'6" x 12'0" (5.04 x 3.67)



Wood effect laminate flooring. UPVC door to the front aspect. Wall mounted radiator. Two UPVC double glazed windows to the front and Side aspect. Gas fireplace. Two wall lights. Ceiling light. Access into:- breakfast kitchen

Kitchen

11'5" x 12'6" (3.48 x 3.83)



Tiled flooring. A range of base units with laminate worktops above. Integrated sink and drainer unit with mixer tap above. Integrated electric oven and gas hob. Wall mounted radiator. Access to first floor accommodation. Access to cellar. Two ceiling lights. Access into: -

Rear Porch

2'8" x 1'9" (0.82 x 0.55)

Continued tiled flooring. Tiled walls. Ceiling light. Access into shower room.

Shower Room

5'6" x 7'9" (1.68 x 2.38)



Vinyl flooring. Low-level WC. Pedestal wash hand basin. Ladder style towel rail. Two UPVC obscured double glazed windows to the rear aspect. Walk-in shower with fitted bar shower. Extractor fan. Ceiling light.

Sun Room

6'9" x 9'1" (2.07 x 2.78)



Tiled flooring. Feature mullion window into breakfast kitchen. Wall mounted radiator. Sliding doors into: -

Conservatory

5'0" x 15'7" (1.54 x 4.77)



Wood effect flooring. Wall mounted radiator. Wooden windows to the rear aspect.

Cellar

17'1" x 9'10" (5.22 x 3.00)



Three wall lights. Wall mounted radiator. Built-in stone bar area.

First Floor Landing



Fitted carpet. Storage cupboard housing combination glowworm boiler. UPVC double glazed window to the rear aspect. Ceiling light. Stairs to the second floor accommodation.

Bedroom One

11'11" x 16'6" (3.65 x 5.04)



Wooden flooring. Feature fireplace with wooden surround. Two wall mounted radiators. Two UPVC double glazed windows to the front aspect. Ceiling light.

Bedroom Two

11'8" x 9'8" max (3.58 x 2.96 max)



Wood effect flooring. Wall mounted radiator. Fitted wardrobe. UPVC double glazed window to the rear aspect. Ceiling light.

Loft Room

15'9" max x 13'10" max (4.82 max x 4.23 max)



Wooden flooring. Under eaves storage. Skylight to the rear aspect. Ceiling light.

Outside



To the rear of the home is a good sized enclosed paved yard.

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.

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 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.

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!

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

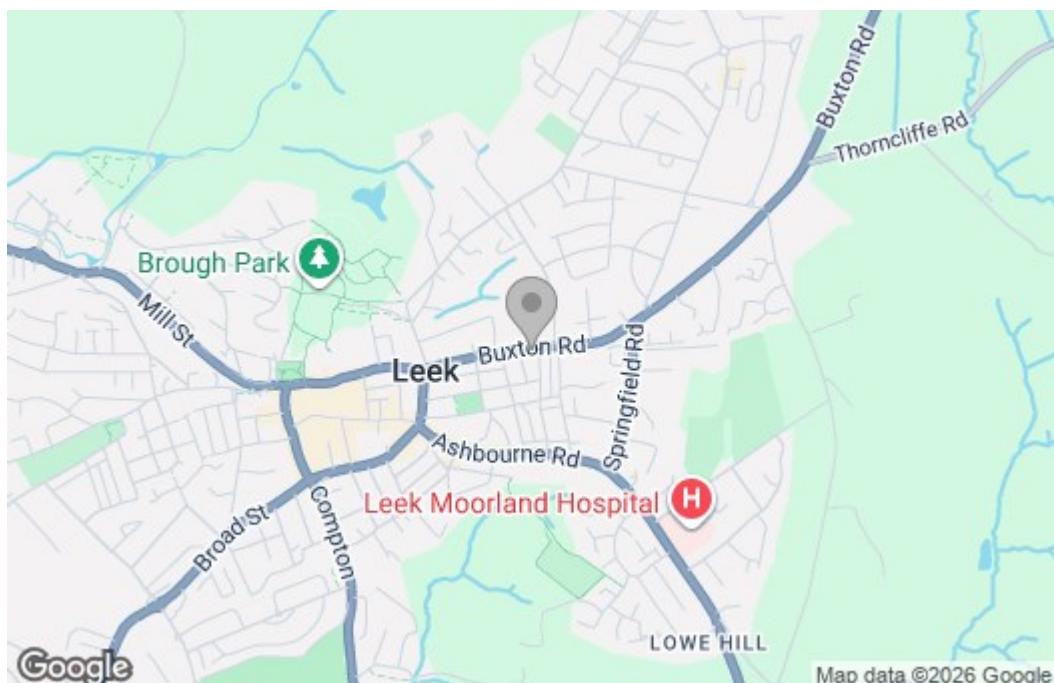


Total floor area: 130.4 sq.m. (1,404 sq.ft.)

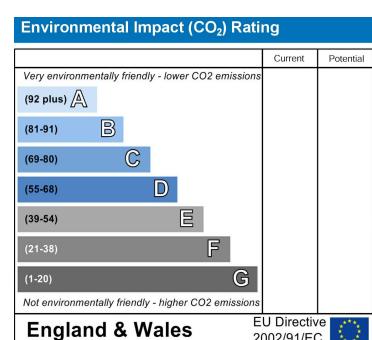
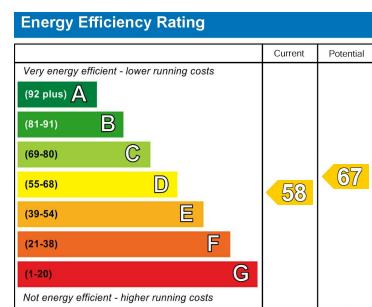
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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.