



10 Waterloo Street, Leek, ST13 8AS

Offers in the region of £155,000

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"There's nothing like coming home to your own place for the very first time." - Unknown

A charming two-bedroom terraced home located in the heart of Leek. The property offers stylish and neutral interiors throughout spread across three floors, making this an ideal home for first-time buyers or investors.

Denise White Estate Agents Comments

This well-presented two-bedroom mid-terrace property offers neutral, stylish interiors arranged over three floors and is ideally positioned on the outskirts of the town centre, within comfortable walking distance of a wide range of local shops and amenities.

Internally, the accommodation begins with a well-proportioned dining room to the front of the home, providing an inviting space for everyday dining. This leads through to a bright and airy living room, which enjoys direct access to the rear yard and flows seamlessly into the kitchen. The kitchen is fitted with attractive shaker-style cabinetry, butcher block worktops and a classic ceramic Belfast sink, creating a timeless and practical space.

To the first floor, there are two good-sized bedrooms, with the principal bedroom located to the front of the property. Both bedrooms are served by a well-appointed, neutral bathroom.

A further benefit is the useful cellar, which is carpeted and lends itself perfectly to use as a home office, hobby room or additional storage space.

Externally, the property enjoys a generous and private rear yard, mainly laid to gravel and paving, offering an ideal low-maintenance outdoor space for relaxing and enjoying the warmer months.

Overall, this is an attractive and versatile home that would appeal to first-time buyers, downsizers or investors alike.

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 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

11'5" x 11'9" (3.50 x 3.60)



Wooden flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Access into living room. Ceiling light.

Living Room

11'1" x 11'5" (3.40 x 3.49)



Fitted carpet. Wall mounted radiator. Gas fire. Access to cellar. Open plan access into kitchen. UPVC double glazed door leading to outside. Stair access leading to first floor accommodation. Ceiling light.

Kitchen

12'10" x 5'11" (3.93 x 1.81)



Tiled flooring. Fitted with a range of shaker style wall and base units with wooden work tops above. Electric hob. Plumbing for washing machine. Space for fridge freezer. Integrated oven. Belfast sink with mixer tap above. UPVC double glazed window to the rear and side aspect. Ceiling light.

First Floor Landing

Fitted carpet. Ceiling light. Loft Access.

Bedroom One

11'8" x 11'2" (3.57 x 3.41)



Fitted carpet. Wall mounted radiator. Storage cupboard. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom Two

11'6" x 8'3" (3.52 x 2.54)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bathroom

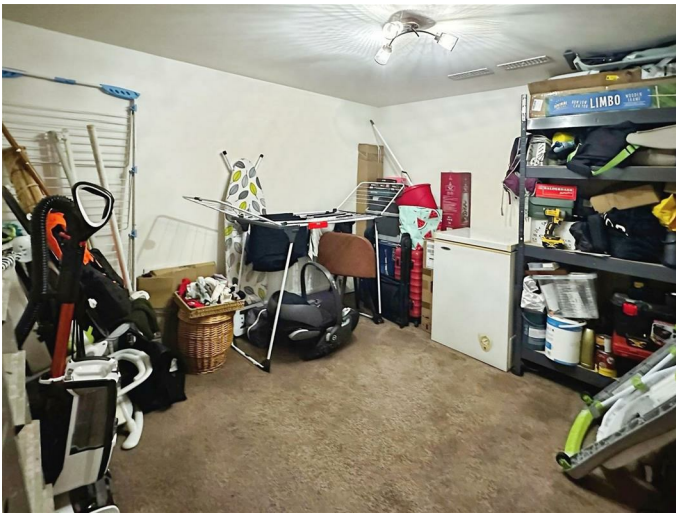
7'3" x 5'10" (2.22 x 1.78)



Vinyl flooring. WC. Pedestal style wash hand basin. Bath with shower attachment. Ceiling light.

Cellar

9'7" x 9'7" (2.93 x 2.93)



Fitted carpet. Wall mounted radiator. Stair access leading to lounge. Ceiling light.

Outside



To the front of the property is on street parking facilities. To the rear of the home is a good sized private yard which is largely paved with a slightly raised gravelled area. There is gated access across number 8.

Agents 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 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!

Anti-Money Laundering & ID Checks

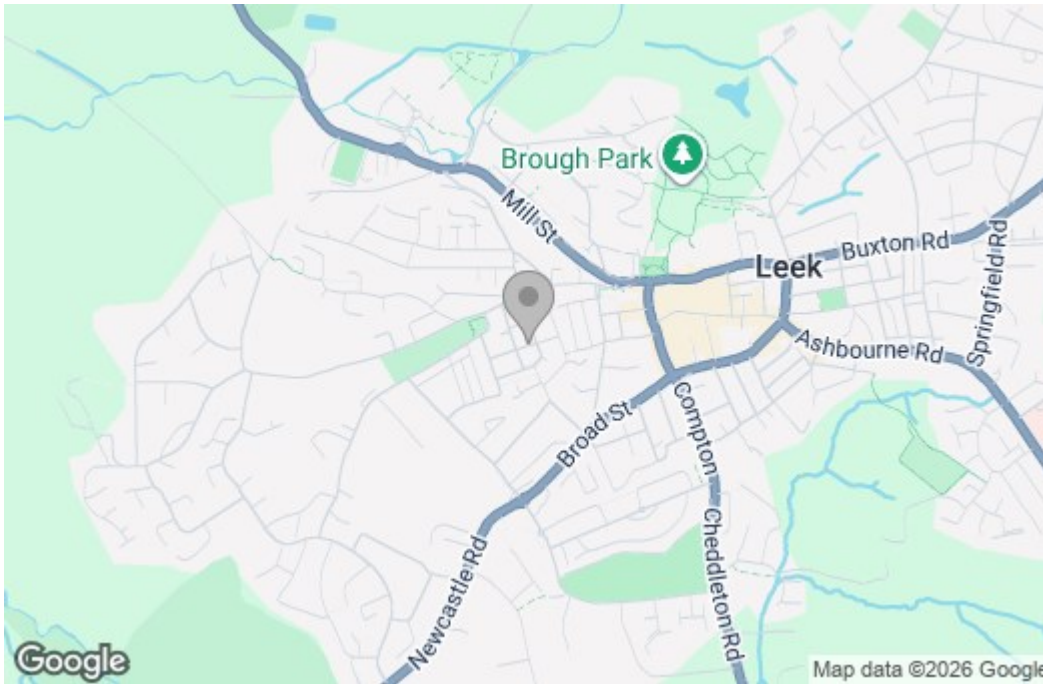
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.