



55 London Street, Leek, ST13 5LB

£140,000

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

"The things that make me different are the things that make me, me." ~ A. A. Milne

A charming and quirky two bedroom terraced home, rich in rustic character and ideally located just a stone's throw from the heart of Leek town centre. Featuring a log burning stove, exposed brickwork and a delightful breakfast kitchen, the property is perfectly suited to first-time buyers or investors. Also featuring an excellent sized rear garden. Viewing essential.

Denise White Estate Agents Comments

Tucked away just moments from the heart of the vibrant market town of Leek, this quirky two bedroom terraced home offers characterful accommodation brimming with rustic charm and individuality. Ideally suited to first-time buyers or investors alike, the property enjoys a convenient location within easy walking distance of Leek's excellent selection of independent shops, cafés, bars and eateries.

Internally, the home provides warm and inviting living spaces, beginning with a cosy ground floor lounge featuring a log burning stove, creating a welcoming focal point. The lounge leads through to a spacious breakfast kitchen, with exposed brickwork, fitted with a range of rustic wooden units complemented by wood block work surfaces and offering space for a freestanding range-style cooker. There is ample room for a dining table and chairs, making this an ideal space for both everyday living and entertaining, with access to a useful utility room.

From the Kitchen, a wrought iron staircase rises to the first floor, where there are two well-proportioned double bedrooms and a compact yet practical shower room.

Externally, the property continues to impress with an excellent rear garden, thoughtfully arranged with paved pathways leading through gravelled sections to a patio seating area with a wooden pergola — perfect for outdoor relaxation. An additional benefit is the rear alleyway providing access through to the front of the property.

Combining charm, character and a highly convenient town centre location, this delightful home must be viewed to be fully appreciated. Viewing is highly recommended.

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.

Lounge

11'6" x 10'0" (3.53 x 3.06)

UPVC entrance door to the front aspect. Laminate flooring. Radiator. UPVC window to the front aspect. Log burning stove on a slate tiled half with wooden mantle. sliding door leading into the kitchen. Ceiling light.

Kitchen

5'11" extending to 11'6" x 17'11" (1.82 extending to 3.51 x 5.48)



Fitted with a range of country cottage style base units with wood block works service is over incorporating a Belfast sink unit with mixer tap. Space for a freestanding range style cooker with extractor over. Stone tile flooring. Radiator. PVC window to the side aspect. Wooden stable door lead into the garden. Stairs leading to the first floor. Door leading into the utility room. Ceiling spotlights.

Utility Room

9'7" x 6'5" (2.93 x 1.98)



Radiator. UPVC Windows to the side and rear aspect. Plumbing automatic washing machine. Ceiling spotlights.

First Floor Landing



Laminate flooring. Radiator. Loft access. Ceiling light. Doors leading into: –

Bedroom One

14'2" x 9'10" (4.34 x 3.02)



Expose wooden flooring. Traditional column style radiator. UPVC window to the front aspect. Exposed brick chimney breast. Ceiling light.

Bedroom Two

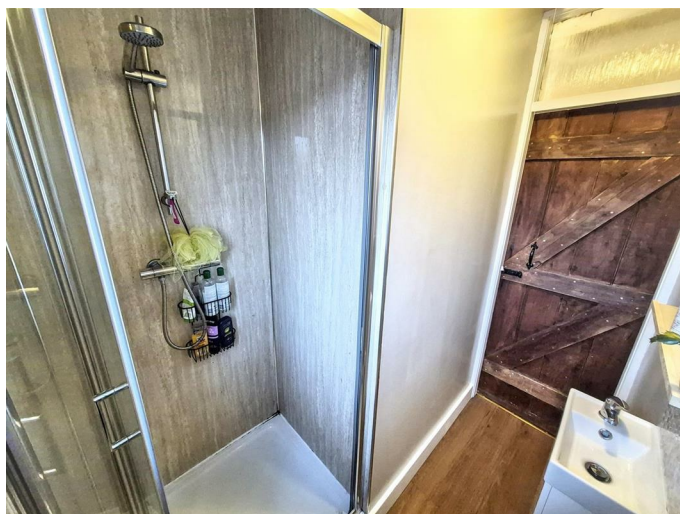
10'10" x 8'7" (3.31 x 2.63)



Laminate flooring. Radiator. UPVC window to the rear aspect. Built-in storage cupboard. Ceiling light.

Shower Room

2'4" extending to 4'11" x 6'8" (0.73 extending to 1.52 x 2.05)



Fitted with a low-level WC, vanity wash and basin unit and shower cubicle. Laminate flooring. Obscured UPVC window to the rear aspect. Ceiling light.

Outside



To the rear of the property is a beautifully arranged and surprisingly spacious garden, designed with paved pathways weaving through gravelled areas and leading to a pleasant patio seating area beneath a wooden pergola. The garden offers an ideal space for outdoor dining and relaxation, with the added advantage of rear access via an alleyway to the front of the property.

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 advice.

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.

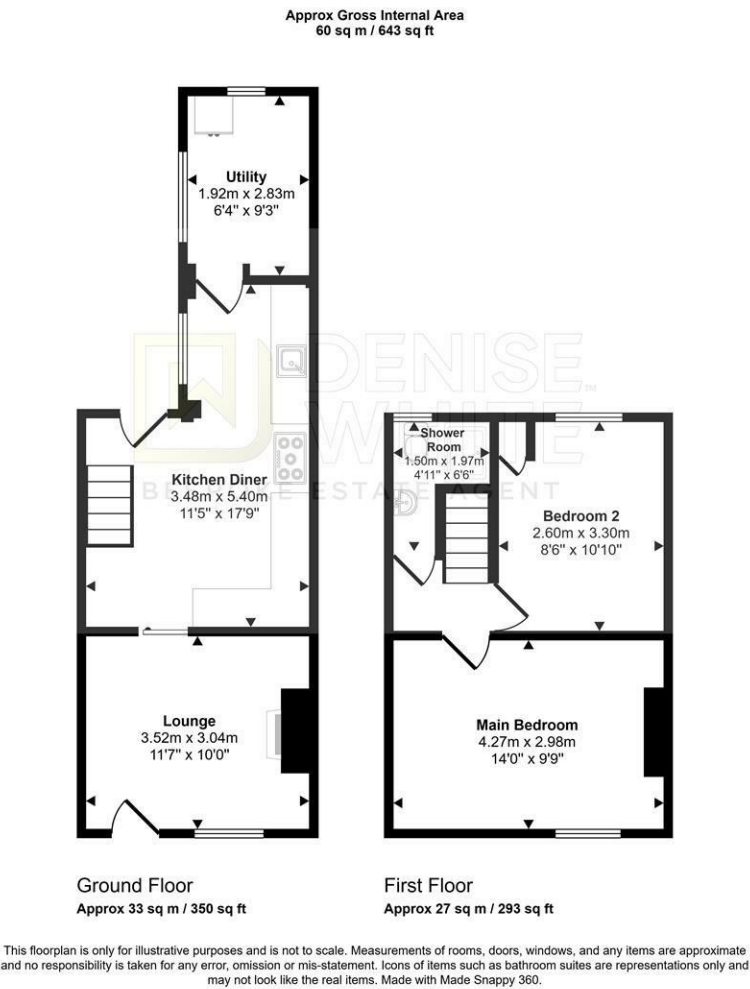
Do You Need A Mortgage?

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

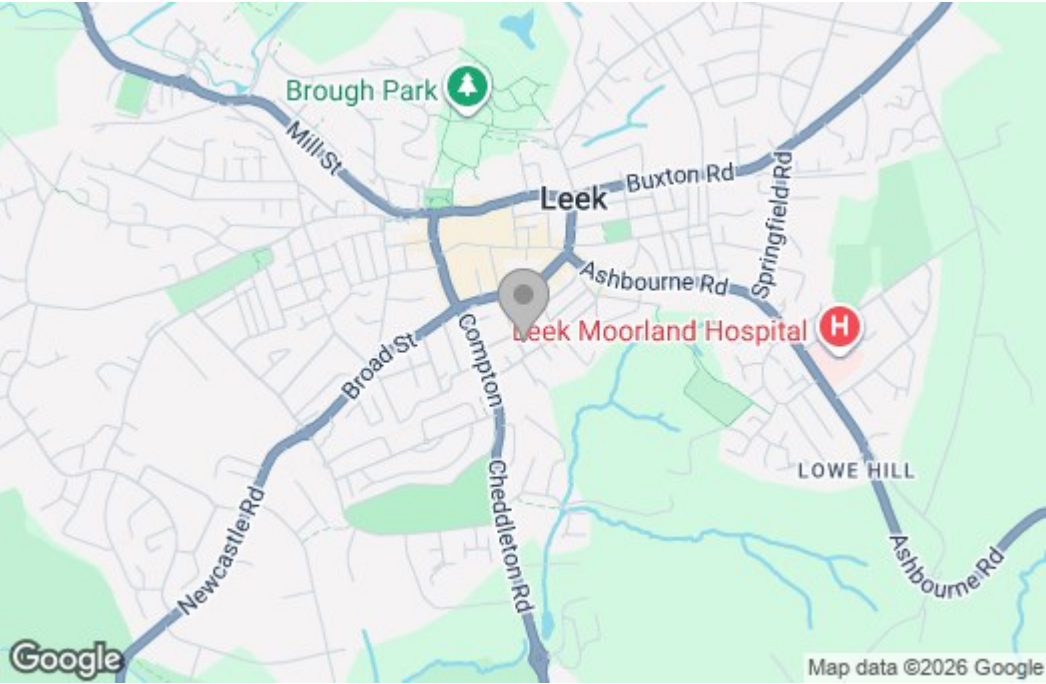
Buyer ID Checks

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.

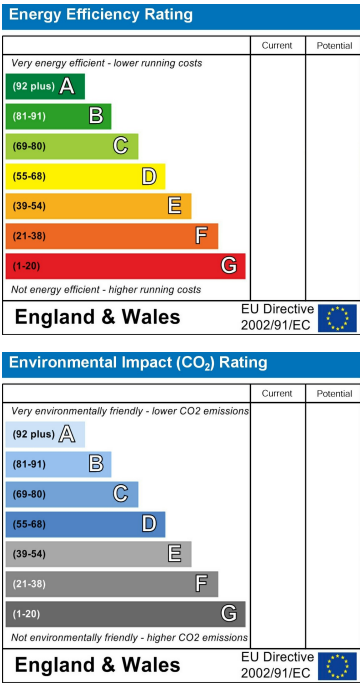
Floor Plan



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.