



42 Buxton Road, Leek, Staffordshire, ST13 6EE

Asking price £120,000

"The journey to homeownership starts with one step." – Anonymous

A well-proportioned mid-terrace property located on the outskirts of the town centre ideal for first time buyers or individuals wishing to add their own style to a two-bedroom well-proportioned home.

Denise White Estate Agents Comments

Situated on the outskirts of the town centre, this well-proportioned two-bedroom mid-terrace property offers an exciting opportunity for first-time buyers or investors looking to add their own stamp. The home combines character features with spacious accommodation and excellent potential.

To the ground floor, the property boasts a generously sized living room featuring an attractive exposed brick wall that adds warmth and character. To the rear, a spacious dining room seamlessly flows into a fitted kitchen with modern gloss cabinets and direct access to a paved rear yard.

Upstairs, the home offers two good-sized bedrooms and a separate bathroom, providing practical and comfortable living space.

Externally, the property benefits from two useful store rooms and a traditional outside WC, adding further storage and convenience.

Located within walking distance of local amenities and the town centre, this property is ideal for those seeking a well-located home with scope for improvement. Early viewing is highly recommended.

Location

Leek is 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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Living Room

10'9" x 13'6" (3.28 x 4.14)



Wood effect laminate flooring. Gas fireplace. Wall mounted radiator. UPVC door to the front aspect.

UPVC double glazed window to the front aspect. Feature brick wall. Cupboard built into alcove housing, gas and electric metres. Ceiling light.

Dining Room

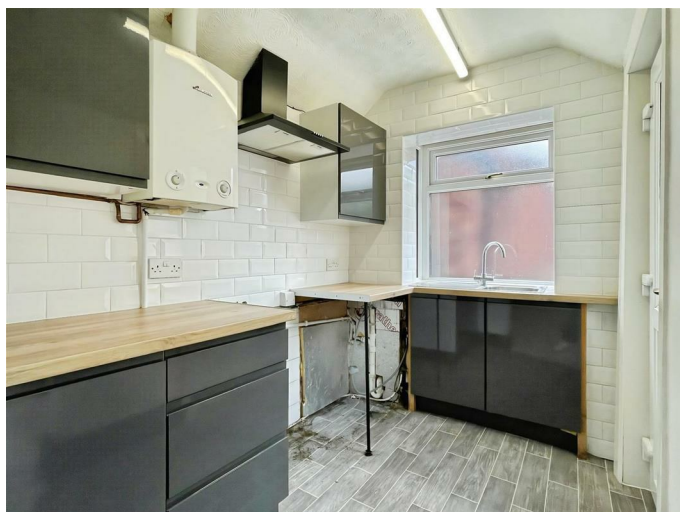
13'0" x 12'9" max (3.97 x 3.90 max)



Tiled flooring. Wall mounted radiator. Under stairs storage. UPVC double glazed window to the rear aspect. Ceiling light. Access into: –

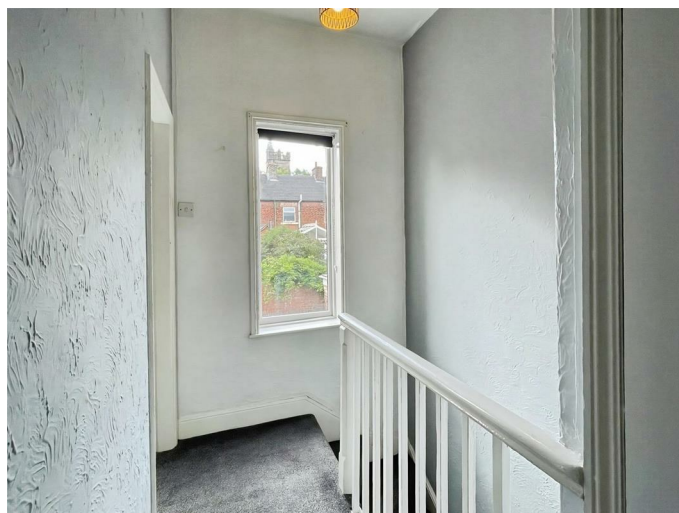
Kitchen

7'4" x 5'10" (2.25 x 1.78)



Vinyl flooring. Gloss wall and base units with laminate worksurfaces above. Stainless steel sink and drainer unit with mixer tap above. Space for cooker with extractor fan above. Wall mounted boiler. UPVC door to the side aspect. Obscured UPVC double glazed bay style window to the rear aspect. Ceiling light.

First Floor Landing



Fitted carpet. UPVC double glazed window to the rear aspect. Ceiling light. Storage cupboard housing cylinder. Loft access.

Bedroom One

10'9" x 11'3" (3.28 x 3.43)



Fitted carpet. Wall mounted radiator. UPVC double glazed window at the front aspect. Ceiling light.

Bedroom Two

11'3" x 9'4" (3.45 x 2.85)



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

Bathroom

5'5". x 10'9" max (1.67. x 3.29 max)



Vinyl flooring. Wall mounted radiator. Pedestal wash hand basin. Low-level WC. Shower cubicle with electric shower. Obscured UPVC double glazed window to the front aspect. Ceiling light.

Outside



To the rear of the property is a paved yard which can be accessed via an alleyway to the side of the property and door from the kitchen.

Outhouse

5'9" x 6'8" (1.77 x 2.05)

Quarry tiled flooring. Wooden door to the side aspect. Wooden window to the side aspect. Belfast sink with tap above.

Outhouse

3'3" x 4'0" (1.01 x 1.24)

Wooden door.

Outside toilet

4'1". x 2'8" (1.26. x 0.83)

WC.

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 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

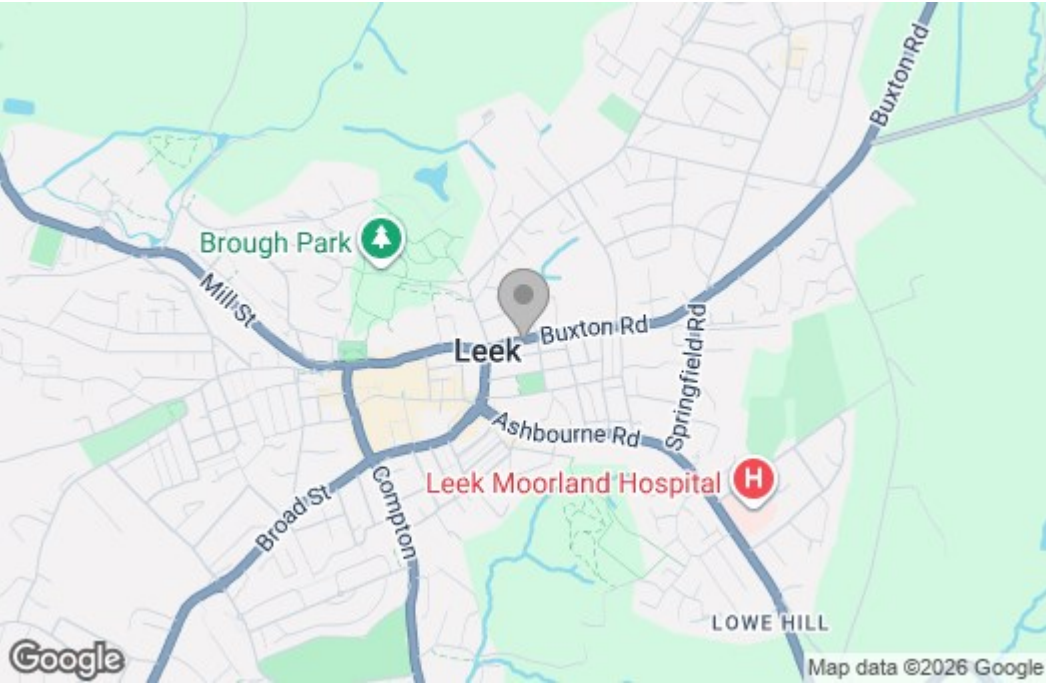
Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

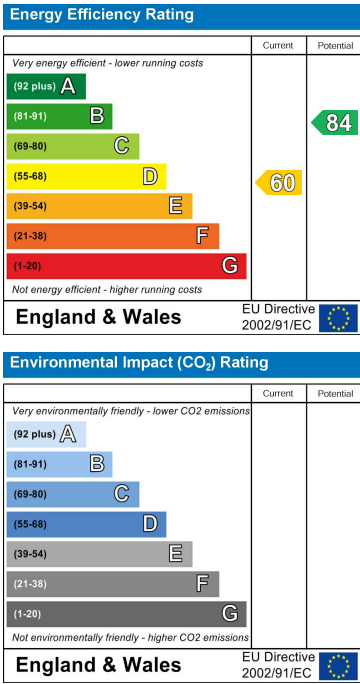


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.