



# Queen Street

Leek



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 29B Queen Street

Leek  
ST13 6LS

- Set in the quiet location of Queen Street, directly opposite St Luke's Church, but just a few minutes walk from the Town Centre, this outstanding three storey Grade 11 listed period house was built in 1877, and was designed and built for himself by the renowned Leek architect William Sugden .
- The property has undergone a recent complete and sensitive renovation respecting its historical status including reinstating lost period features, and with great attention to detail. It incorporates new, high quality fixtures and facilities throughout, and is finished to an exceptional standard.
- All modern day needs are catered for within the property, with gas fired central heating, painted Ash kitchen units incorporating quartz worktops, Belfast sink, Rangemaster induction range, American fridge freezer and Bosch dishwasher, whilst the two bathrooms boast double showers, the master bathroom also has a cast iron roll top bath.
- The property offers spacious living that is arranged over three floors and briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen, Utility / Cloakroom with WC to the Ground Floor. Fabulous feature Landing Area with access to the second floor, two beautiful double Bedrooms, a large Bathroom, and a separate high level WC. Located on the top floor is the Master Bedroom with walking-in Landing Area with storage area and a superb Shower Room complementing the Bedroom.
- Externally the property boasts an enclosed rear yard / garden area with secondary access to Queen Street.

**Offers in the region of : £350,000**



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# Accommodation

## Entrance Hall

Minton tiled floor. Radiator. Stairs off.

## Living Room 14'11 x 10'11 (4.55m x 3.33m)

Radiator. Feature fire place. Feature plastered ceiling. Wall cupboard.

## Dining Room 13'5 x 11'5 4.09m x 3.48m)

Radiator. Feature fire place. Coving.

## Kitchen 16'2 x 8'3 (4.93m x 2.51m)

Fitted range of wall and base units with granite work tops. Integrated dishwasher. Cooker point. Spotlights. Radiator. Quarry tiled floor. Rear door. Access to:

## Cloakroom / W.c 8'4 x 4'9 (2.54m x 1.45m)

Radiator. Plumbing point. W.c. Wash basin. Quarry tiled floor. Spotlights.

## Feature Landing Area

Radiator. Stairs off. Skylight window.

## Bedroom 14'4 x 14'1 (4.37m x 4.29m)

Radiator. Feature fire place.

## Bedroom 13'9 x 8'5 (4.19m x 2.57m)

Radiator. Feature fire place.

## Bathroom 11'4 x 8'3 (3.45m x 2.51m)

Roll top & claw feet feature bath. Double shower cubicle. Radiator and heated towel rail. Wash basin. Feature flooring. Loft access. Spotlights.

## Separate W.c

Radiator. Feature flooring. High level W.c.

## Landing Room

Storage cupboard. Access to useful eaves storage. Access to:

## Master Bedroom 14'4 x 11'4 (4.37m x 3.45m)

Radiator. Views towards St Luke's Church.

## En-Suite Shower Room 6'4 x 3'10 (1.93m x 1.17m)

Double shower cubicle. W.c. Wash basin. Radiator. Spotlights. Feature flooring.

## Outside

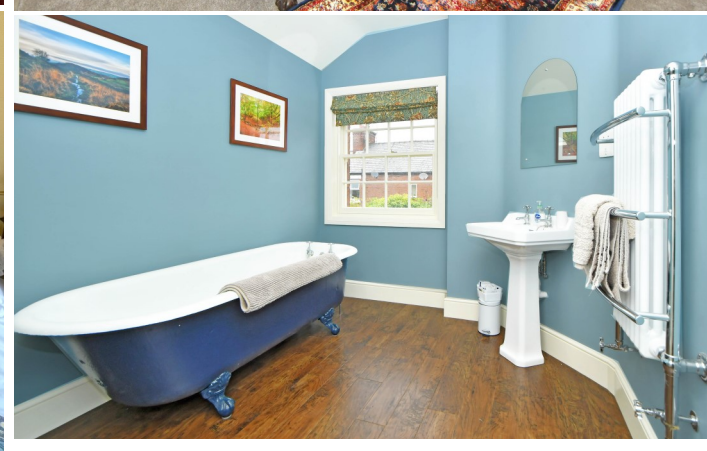
Externally the property boasts an enclosed rear yard / garden area.

## Viewing

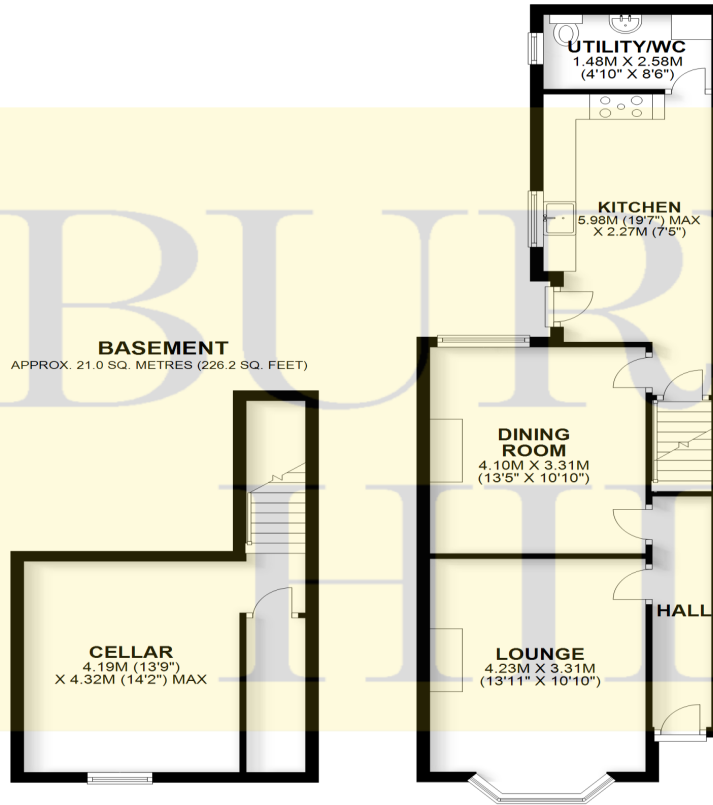
By prior appointment through the Agents.

## Please Note

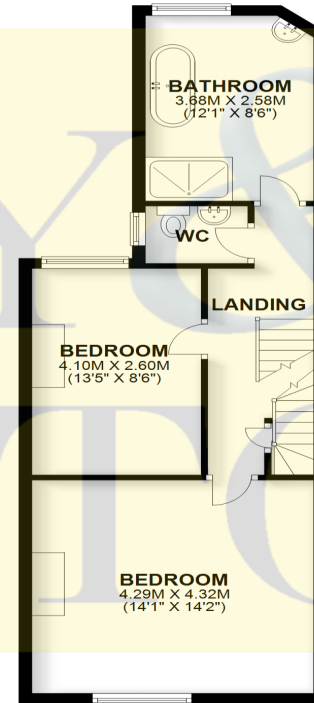
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



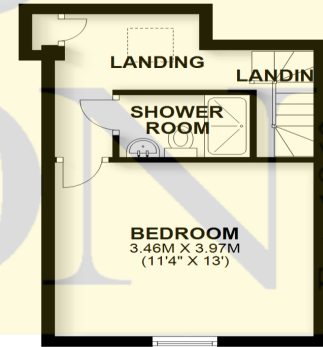
**GROUND FLOOR**  
APPROX. 50.5 SQ. METRES (543.7 SQ. FEET)



**FIRST FLOOR**  
APPROX. 49.5 SQ. METRES (533.3 SQ. FEET)



**SECOND FLOOR**  
APPROX. 24.4 SQ. METRES (263.0 SQ. FEET)



**TOTAL AREA: APPROX. 145.5 SQ. METRES (1566.2 SQ. FEET)**

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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