



29B Queen Street
Leek

 **BURY &
HILTON**
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29B Queen Street

Leek
Staffordshire
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 £335,000



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Leek - 01538 383344



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General Information

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 8'2" (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 8'3" 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 14'0" (4.37m x 4.29m)

Radiator. Feature fire place.

Bedroom 13'8" x 8'5" (4.19m x 2.57m)

Radiator. Feature fire place.

Bathroom 11'3" x 8'2" (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

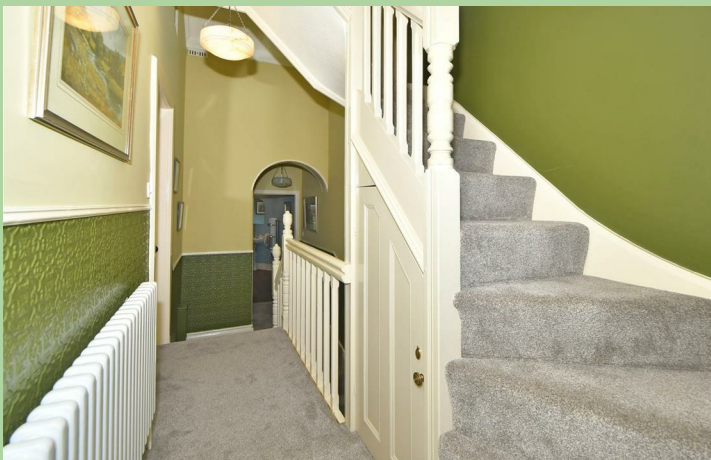
Radiator. Feature flooring. High level W.c.

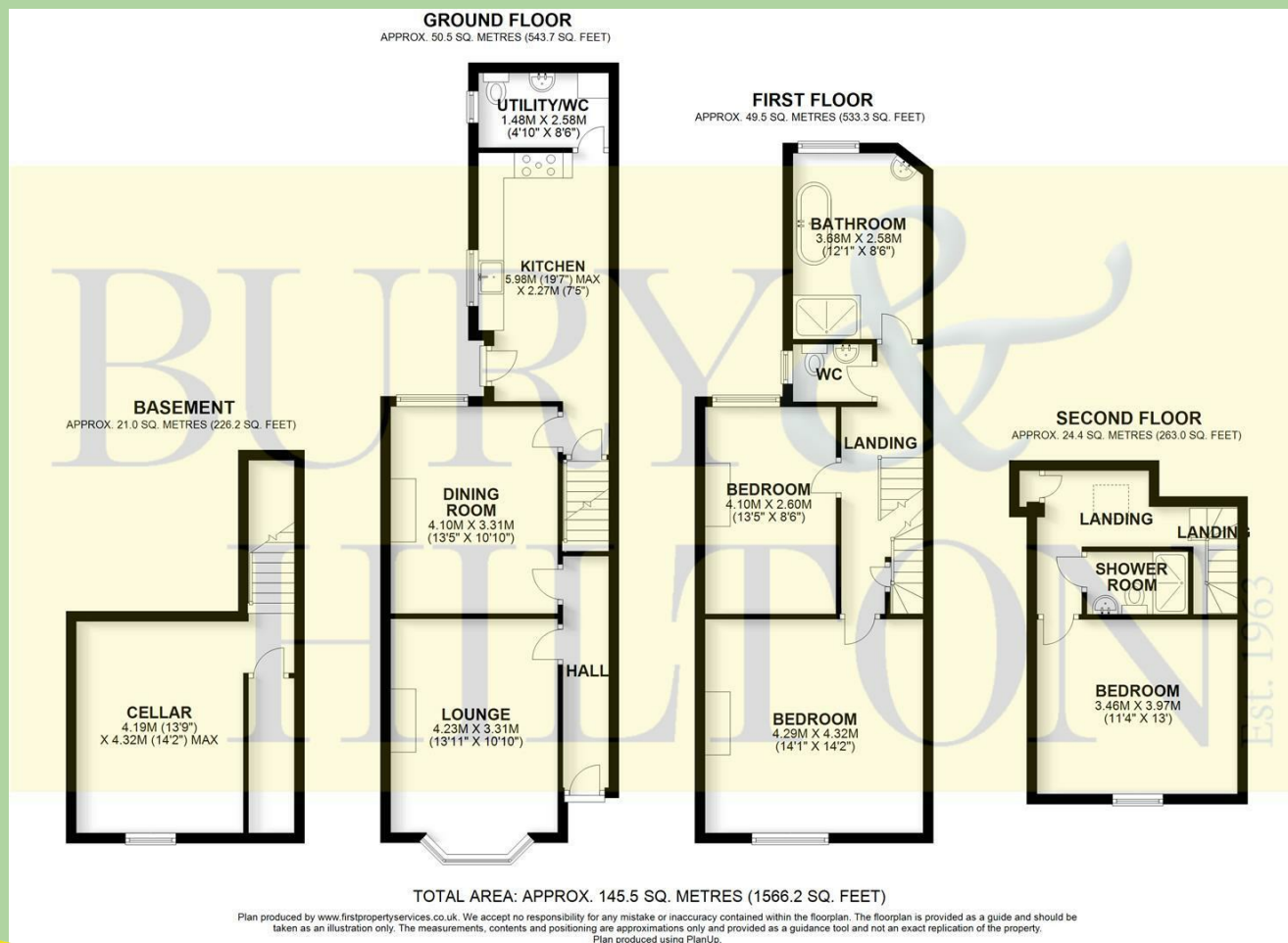
Landing Room

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

Master Bedroom 14'4" x 11'3" (4.37m x 3.45m)

Radiator. Views towards St Luke's Church.





En-Suite Shower Room 6'3" 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.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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