



16 North Street, Staffordshire, ST13 8DW

Offers in excess of £240,000

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"An outstanding period, Three Bedroom, Two Bathroom, late Victorian Town House, located a short walk from the centre of the market town of Leek, offering spacious and versatile accommodation which has been updated to an excellent standard with the added benefit of an excellent sized garden area to the rear"

Denise White Estate Agents Comments

Situated a short walk from Leek Town centre is this elegant period, late Victorian, Three Bedroom Town House, which has been superbly updated and maintained by the present owners.

The property provides flexible three-storey family accommodation to suit the majority of buyers requirements. Many of the original fine features, which reflect the evolution of the property throughout the ages, have been retained with a mixture of modern living, ideally designed for family life.

The accommodation comprises of an Entrance Hall featuring an original Minton tiled floor from which stairs lead to the first floor accommodation and doors provide access to the Lounge and Dining Room. The Lounge is positioned to the front of the property having a lovely deep bay window to the front aspect which allows natural light to flood the room. The dining room is located to the rear of the property and opens in to the kitchen making it a fabulous family and entertaining area. The kitchen has been fitted with an elegant range of units and is fully fitted with integrated appliances including an oven and hob, fridge freezer, dishwasher and washing machine. Beyond the Kitchen you will find a Shower Room which has been fitted with a modern suite including a walk in shower with drencher head.

To the first floor, the landing provides access to Bedrooms One and Two, both good sized double rooms which each features a cast iron fireplace. The Third Bedroom is situated on the second floor, another generous double room which features under eaves storage and has the benefit of an additional bathroom on the same floor which has been fitted with a beautiful suite which boasts a stunning freestanding claw foot roll top bath.

Externally there is a private rear yard which leads on through gated access to a fabulous terraced garden area, which has been tastefully landscaped to provide a low maintenance space which offers an artificial lawn, paved patio seating areas and a

gravelled area with a garden store.

Located a stones throw from Westwood Rec, a short walk from the popular West End Schools together with local shops and supermarkets, as well as Rudyard Track which offers a lovely rural walk through the local countryside leading to Rudyard Lake and narrow gauge railway, this property truly has something to offer for everyone!

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 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.

Entrance Hall



Composite entrance door to the front aspect. Original Minton tiled floor. Ceiling light. Stairs off to the first floor. Doors leading into: –

Lounge

10'8" x 13'5" max into bay (3.27 x 4.09 max into bay)



Carpet. Radiator. uPVC bay window to the front aspect. Feature fire recess. Built-in cupboard to the alcove. Picture rail. Coving to the ceiling. Ceiling light.

Dining Room

12'8" x 11'3" (3.87 x 3.43)



Laminate flooring. Radiator. Built-in shelving to the fire recess. uPVC window to the rear aspect. Ceiling lights. Storage cupboard off. Opening into: –

Kitchen

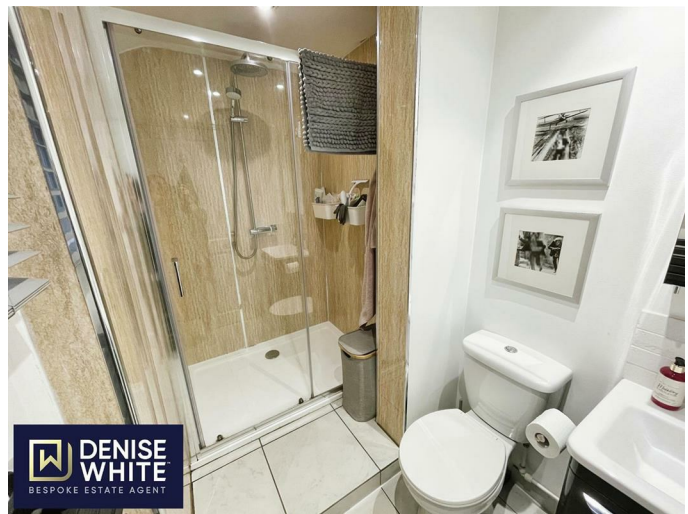
11'5" x 7'1" (3.49 x 2.16)



Fitted with a range of wall and base units with woodblock worksurfaces over incorporating a one and a half bowl ceramic sink and drainer unit with hose mixer tap. Integrated four ring gas hob with extractor hood over and single electric oven. Integrated fridge freezer, dishwasher and washing machine. Laminate flooring with electric underfloor heating. Two uPVC windows to the side aspect. uPVC door leading to the rear garden. Ceiling spotlights. Cupboard housing an Alpha combination boiler. Door leading into: –

Shower Room

8'3" x 4'9" (2.53 x 1.47)



Fitted with a suite comprising of vanity wash hand basin unit, low-level WC and shower cubicle with drencher showerhead. Tiled flooring. Part vinyl panelled walls. Wall mounted heated towel rail. Obscured uPVC window to the side aspect. Ceiling spotlights.

First Floor Landing



Carpet. Ceiling light. Original stained glass window to the rear aspect. Stairs off to the second floor.: –

Bedroom One

14'4" x 11'7" (4.38 x 3.55)



Carpet. Radiator. Feature cast-iron fireplace. uPVC window to the front aspect. Ceiling light.

Bedroom Two

12'9" x 8'10" (3.89 x 2.70)



Carpet. Radiator. Feature cast-iron fireplace. uPVC window to the rear aspect. Ceiling light.

Second Floor Landing

Carpet. Ceiling light. Storage cupboard off. Doors leading into: –

Bedroom Three

12'2" max into window x 13'1" (3.73 max into window x 3.99)



Carpet. Radiator. Under eaves storage cupboard. uPVC window to the front aspect. Ceiling spotlights.

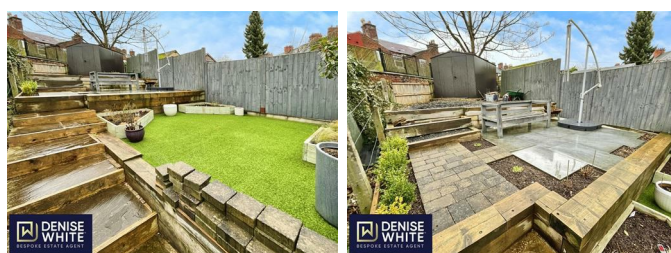
Bathroom

8'0" x 7'8" (2.44 x 2.36)



Fitted with a suite comprising of freestanding clawfoot roll top slipper bath, low-level WC and vanity wash hand basin unit. Laminate flooring. Part tiled walls. Traditional style heated towel rail. Velux window to rear aspect. Ceiling spotlights.

Outside



The property is approached over a gated forecourt which has an artificial lawn, borders and paved pathway leading to the front entrance. To the rear of the property there is a private and enclosed paved yard area with gated access which leads on to a fabulous terraced garden area. The garden has been beautifully landscaped to provide a low maintenance space comprising of an artificial lawn, paved patio seating area and gravelled area

with a garden store, which can be accessed via the rear alleyway making it ideal for storing motorbikes, bicycles and other outdoor items.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

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



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 15 years and has a wealth of experience in all aspects of estate agency.

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.

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.

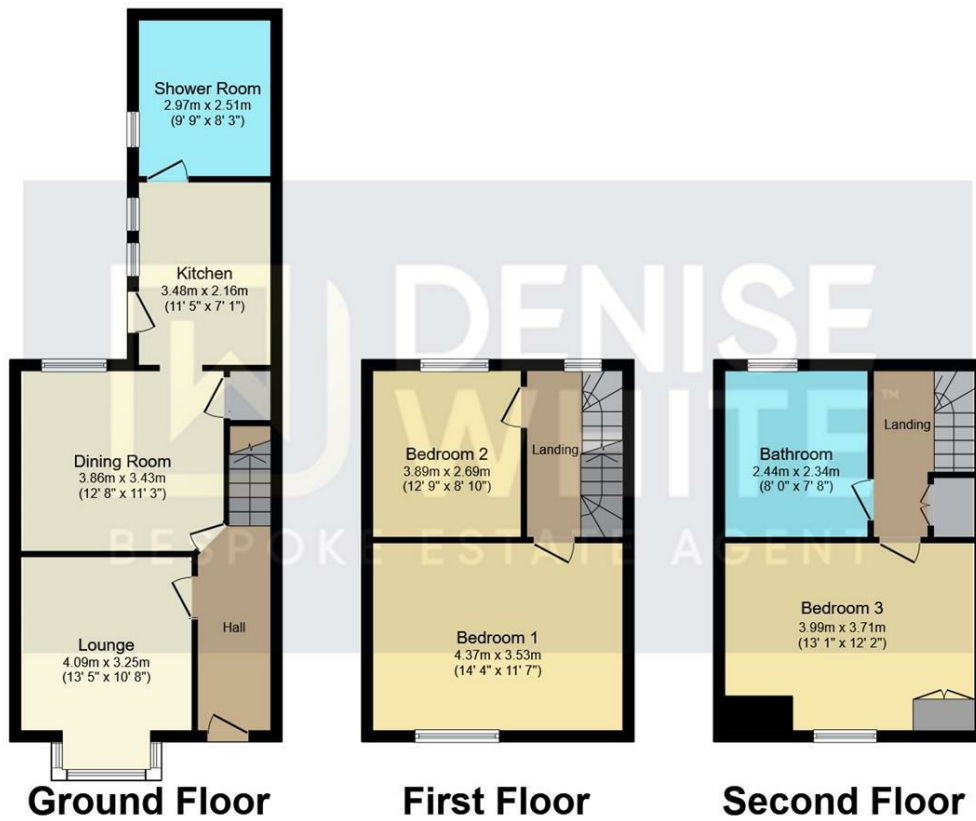
You Need A Solicitor!

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.

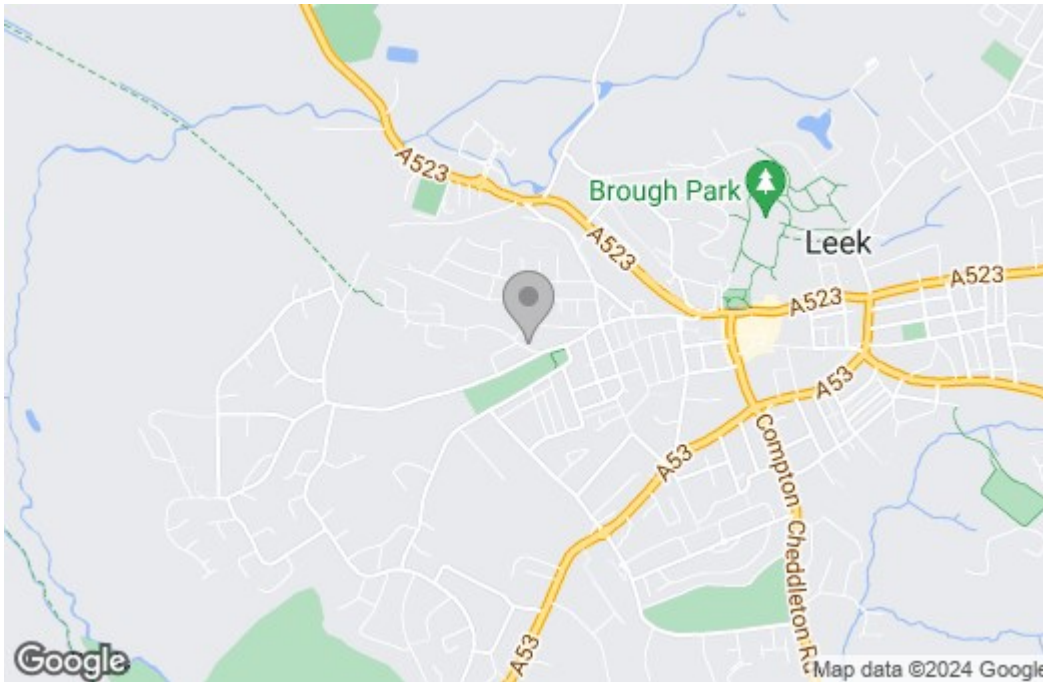
Floor Plan



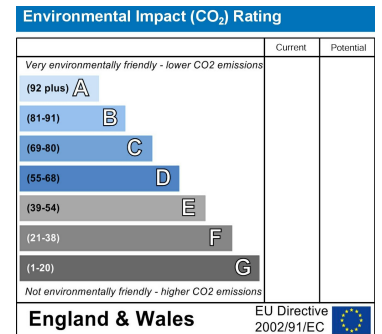
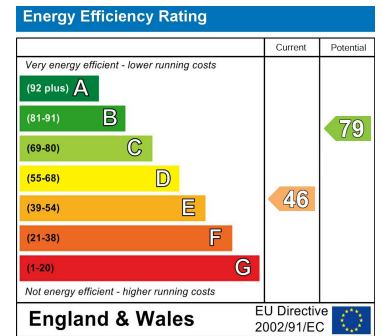
Total floor area 114.7 m² (1,235 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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