



39 Wood Street, ST13 5LX

Asking price £275,000

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Looking for a contemporary safe haven with idyllic views and an unquestionable sense of serenity? Then look no further than this gorgeous end terraced property situated in the historic market town of Leek!

Denise White Estate Agent's Comments



Looking for a contemporary safe haven with idyllic views and an unquestionable sense of serenity? Then look no further than this gorgeous end terraced property situated in the historic market town of Leek! A real testament to the current owners, this property has been renovated lovingly and to a very high standard with period features woven seamlessly into the more modern aspects. Having been extended to the rear to create a stunning kitchen, with a glazed ceiling that floods the room with natural light, it is obvious that a lot of thought and care has gone into making this space into something special.

The open plan style ground floor features a living room and dining area, boasting parquet wooden flooring and two cosy fireplaces, perfect for hosting friends and family. Also benefiting from three double bedrooms, two to the first floor and the main bedroom which is in the converted loft space, and a beautiful family bathroom with a high spec suite consisting of a walk in shower and stand alone bathtub.

Externally to the rear is a garden over five levels where you can fully appreciate the views provided. A true means to escape the bustling world into your own secret garden.

Entrance Hall



Original Minton Tiled flooring. Ceiling light. Stairs off to the First Floor. Door leading to :-

Lounge

11'10" x 10'0" (3.61 x 3.07)



uPVC window to the front aspect. Parquet wooden flooring. Radiator. Fireplace set back in the chimney breast with wooden mantelpiece and tiled hearth. Ceiling rose with light fitting. Opening into :-

Dining Room

12'5" x 10'7" (3.81 x 3.23)



Parquet wooden flooring. Radiator. Ceiling light. Wood burner with tiled hearth and wooden mantelpiece. Opening into :-

Kitchen

14'1" x 11'2" (4.31 x 3.41)



Beautiful contemporary space which has been extended to provide uPVC skylights to the ceiling and double doors leading out into the patio area. With a range of wall and base units and a breakfast bar. Integrated electric oven and four ring hob and an integrated dishwasher. Part tiled walls. Exposed brickwork. Parquet wooden flooring. Radiator

Cellar

11'5" x 8'9" (3.48 x 2.69)



Converted into a utility room with plentiful storage. Plumbing and power for a washing machine and tumble dryer. Wooden effect laminate flooring. Part tiled walls. Spotlights to the ceiling. Radiator.

First Floor Landing



Fitted carpet. Ceiling light. Stairs leading to the Second Floor. Doors leading to :-

Bedroom Two

13'8" x 11'10" (4.18 x 3.62)



uPVC window to the front aspect. Exposed wooden floor. Radiator. Spotlights to the ceiling. Feature fireplace.

Bedroom Three

12'4" x 7'10" (3.78 x 2.39)



uPVC window to the rear aspect. Exposed wooden flooring. Ceiling light fitting. Radiator. Feature fireplace.

Bathroom

10'6" x 7'8" (3.21 x 2.35)



uPVC window to the rear aspect. Tiled flooring. Part Tiled walls. Large walk in shower with waterfall shower head and glass shower screen. Copper effect stand alone bath with chrome mixer tap and shower head. Low level WC. Counter top wash basin with chrome mixer tap. Radiator.

Main Bedroom

17'1" x 12'7" (5.21 x 3.84)



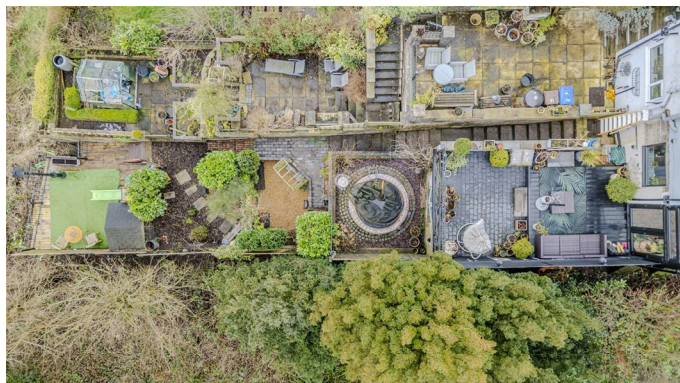
Situated on the second floor with uPVC skylights to the front and rear aspects. Fitted carpet. Spotlights to the ceiling. Feature fireplace.

Outside



With stunning views to the rear and a garden over five levels featuring a large external stone building, previously used as an old wash house, which has the potential to be redeveloped into an outside bar or office space. Consisting of a decked seating area at the top and leading down to two flagged patios, a woodland style area and at the bottom another decked area which currently has an Astro turfed lawn.

Agents Notes



Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

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.

Do You Have A House To Sell Or Rent?

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.

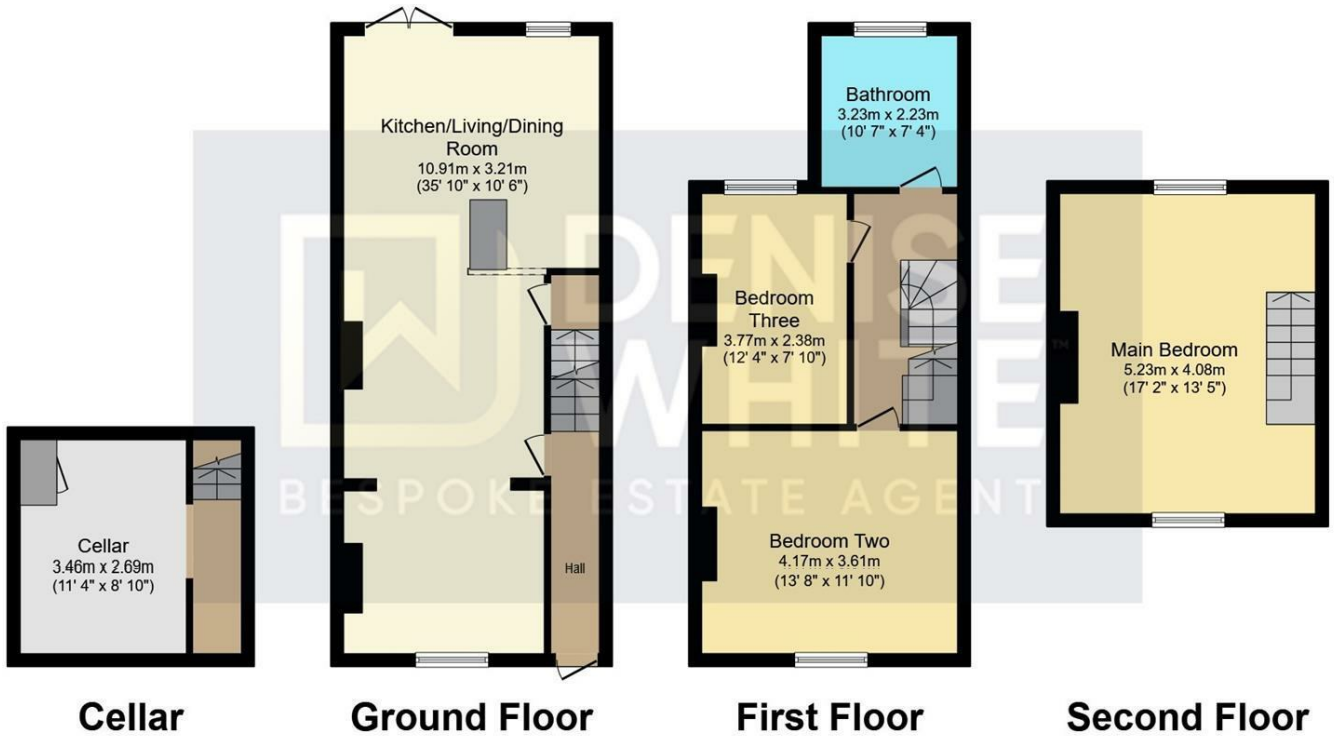
You Need A Solicitor!

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.

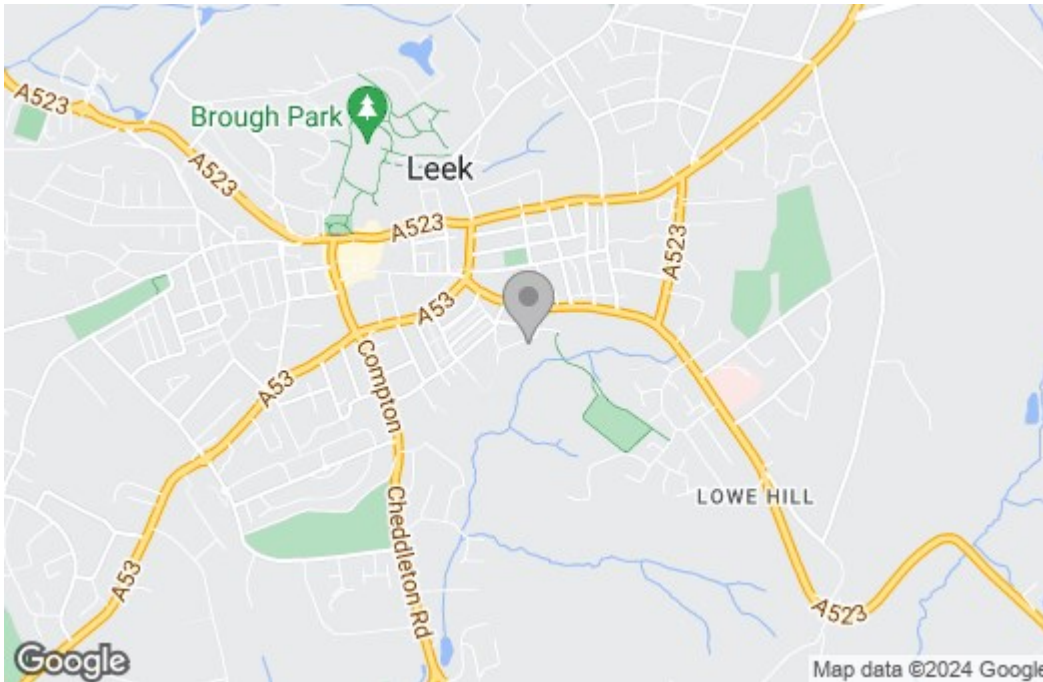
Floor Plan



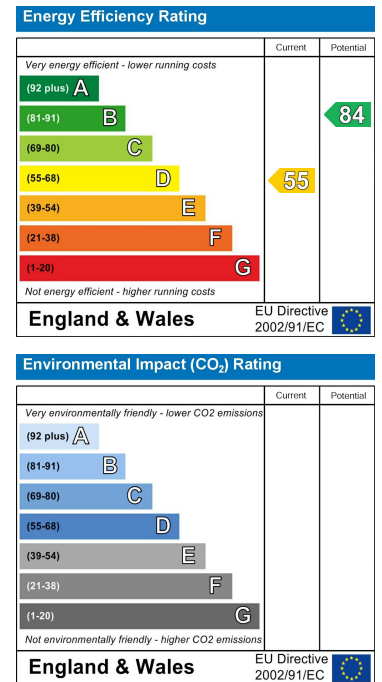
Total floor area 113.4 m² (1,221 sq.ft.) approx

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.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk