



**37 King Street, Leek, Staffordshire, ST13 5NW**

**Asking price £185,000**

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

Love period architecture and modern interiors? Look no further! This stunning property in the sought-after Market Town of Leek ticks all the boxes. Upgraded to an exceptional standard with quality fixtures and fittings, it offers the perfect blend of old-world charm and contemporary living. Don't miss out on this centrally located gem!

#PeriodProperty #ModernInteriors #Leek #DreamHome

## Denise White Estate Agent Comments

Welcome to this delightful three-bedroom property that perfectly combines the charm of a period home with modern elements, creating a warm and inviting atmosphere. As you step inside, you'll be greeted by a cosy living room featuring an exposed brick chimney breast, a fireplace, and wooden panelling, adding character and warmth to the space.

The kitchen offers a range of modern wall and base units with ample work surfaces, overlooking a lovely conservatory. Descending from the kitchen, you'll find a versatile cellar that provides excellent storage options. With power and a radiator, the cellar can easily be transformed into a functional workspace or a convenient utility area. The conservatory at the rear of the property serves as an additional room, perfect for dining or as a home office, offering valuable extra living space. The current owners have created a serene atmosphere in this room, making it an ideal retreat for reading or relaxation while enjoying views of the rear garden.

Moving up to the first floor, you'll discover the main bedroom situated at the front of the property. This spacious room provides privacy and tranquillity, allowing you to retreat and unwind. At the rear of the property, there is a well-sized modern bathroom featuring a contemporary three-piece suite, adding a touch of luxury to your daily routine.

Continuing to the second floor, you'll find another generously-sized double bedroom. This room boasts large dual aspect windows that fill the space with natural light, creating an airy and bright ambiance. Adjacent to this bedroom is another good-sized bedroom with a view of the back garden.

Stepping outside, you'll be pleased to find a spacious garden at the rear of the property, complete with a delightful decked patio seating area. During the summer months, this area becomes a sun trap, providing the perfect setting for outdoor entertaining and quality time with loved

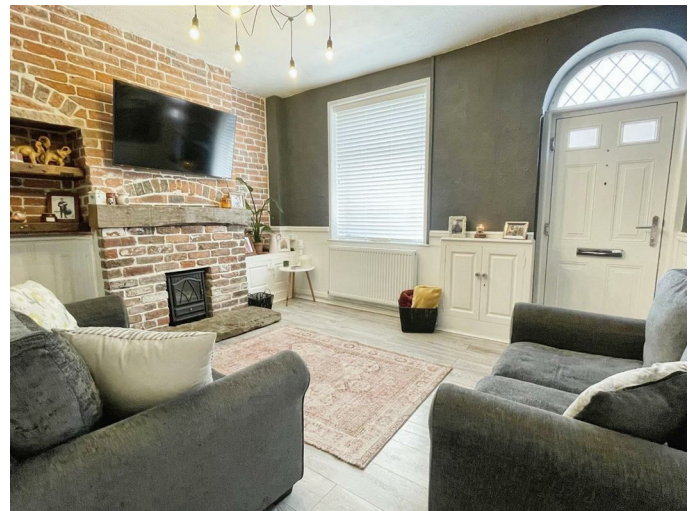
ones.

Situated just moments away from the town centre, this property offers the convenience of having a wide range of amenities within easy reach. From shops, bars, and restaurants to coffee shops and a bustling market place, everything you need is just a short stroll away. The town centre also features a library, churches, and hosts regular markets, including the popular Sunday Supplement market on the first Sunday of each month. This artisan makers market attracts visitors from far and wide, offering a unique shopping experience.

In summary, this property is a true gem that should not be overlooked. To avoid missing out, an early viewing is highly recommended. Don't pass up the opportunity to make this charming and character-filled house your new home

## Lounge

13'7" x 10'8" (4.15 x 3.27)



uPVC window to the front aspect, wooden effect laminate flooring, beautiful exposed brick chimney breast and an electric fireplace, radiator and ceiling light. Door leading to :-

## Kitchen

13'3" x 8'1" (4.06 x 2.47)



uPVC window to the rear aspect and door leading to the conservatory. With tiled flooring, part tiled floors and attractive wall and base units in white gloss. With an integrated electric oven with gas hob, extractor hood and undercounter fridge.

## Conservatory

9'3" x 6'3" (2.84 x 1.93)



uPVC windows, frosted to the left hand side and wooden panelling to the right hand side. uPVC Door leading to the rear garden. Tiled floor and a wall light.

## Cellar

Accessible through the kitchen, you will find a good sized cellar with a ceiling light and a radiator, ideal for storage.

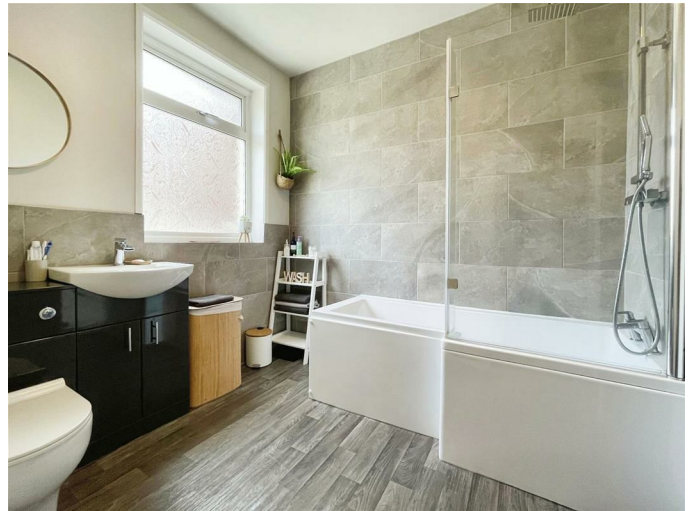
## First Floor



With a uPVC window to the rear aspect, fitted carpet, ceiling light and doors leading to:-

## Bathroom

8'2" x 7'10" (2.49 x 2.39)



uPVC frosted window to the rear elevation, wooden effect laminate flooring, part tiled wall, P-shaped bath with waterfall shower head and a glass shower screen, vanity hand basin and WC with the added bonus of a heated towel rail.

### Bedroom One

12'4" x 10'9" (3.77 x 3.29)



Situated on the first floor with a uPVC window to the front aspect, grey carpet, radiator and ceiling light.

### Bedroom Two

13'8" x 11'3" (4.17 x 3.43)



Large uPVC window to the front aspect, fitted carpet, radiator and a ceiling light.

### Second Floor



With a uPVC window to the rear aspect, fitted carpet, ceiling light and doors leading to:-

### Bedroom Three

8'6" x 8'6" (2.61 x 2.60)



uPVC window to the rear aspect, fitted carpet, radiator and a ceiling light.

## Outside



To the rear is a large garden with Astro turf and a raised seating area. With fence panels to the left hand side and the rear and a tall brick built wall to the right, this lovely garden is very private and has plenty of space for entertaining guests.

## Location

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 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

## Agent 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 and all the team can help and advice 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 advice.

## WE WON!



### House 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: 88.3 m<sup>2</sup> (951 sq.ft.)

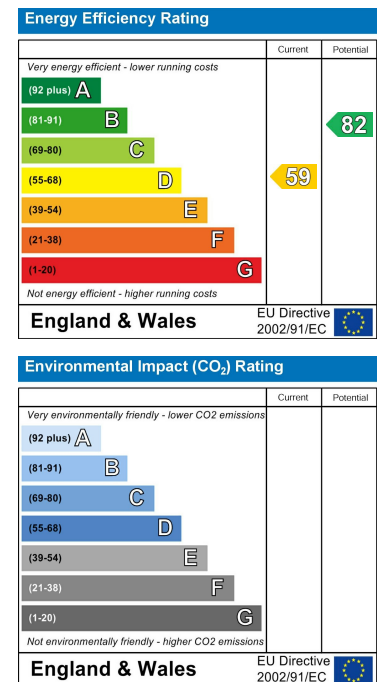
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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