



51 St. Edward Street, Leek, Staffordshire, ST13 5DN

Asking price £285,000

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'Architecture is a visual art, and the buildings speak for themselves.' - Julia Morgan

This exquisite period property is situated on one of the most renowned streets of the historical market town of Leek. Many original features have been tastefully upgraded to suit contemporary stylings. With crooked walls and sloping beams, this magnificent property oozes character.

#StEdwardStreet #OriginalFeatures #SpaciousAccommodation

Denise White Agents Comments

Situated on one of the most desirable streets in the town centre of Leek, this beautifully restored mid-terrace property exudes character and charm.

Upon entering, you are greeted by a spacious living room adorned with stunning beams and a feature fireplace, creating an inviting atmosphere perfect for relaxation. Adjacent to the living area, a cosy snug provides a warm ambiance, ideal for unwinding after a long day. At the rear, a farm-style kitchen, complete with panelled walls, offers immediate access to a shared yard, enhancing the practicality of daily living. The dining room, thoughtfully separated from the kitchen by a partition wall, ensures a seamless flow between cooking and entertaining, making it perfect for hosting family and friends.

The first floor features two generously sized double bedrooms, each neutrally decorated and offering picturesque views of the period properties across the street. A stylish and contemporary shower room serves both bedrooms, ensuring convenience. At the back of the property, a well-proportioned sitting room showcases stunning panelling and connects to a rear porch leading to a large private courtyard—an idyllic spot to enjoy a quiet drink or gather with loved ones. Additionally, a well-appointed bathroom is accessible from the rear porch, enhancing the functionality of this charming home.

On the second floor, two further bedrooms await. The largest, located at the front of the property, boasts two windows that flood the space with natural light. Built-in wardrobes and a feature fireplace enhance the room's functionality while maintaining its cosy atmosphere.

Having undergone extensive restoration and freshly painted throughout in tasteful Farrow and Ball colours, this property offers a harmonious blend of contemporary style and historic charm. With its prime location and inviting interiors, this mid-terrace home is a true gem in the heart of Leek.

Location

Located on an extremely sought after street in the centre of the town.

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoiled town centre offers a refreshing alternative to 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 specialty 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 collectibles 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

Living Room

18'0" x 12'3" (5.50 x 3.75)



Wood effect flooring. Wooden bay style window to the front aspect. Wooden window to the front aspect. Two wall mounted radiators. Feature fireplace with tile and wooden surround. Four wall lights. Exposed wooden beams.

Snug

6'6" x 9'1" (2.00 x 2.79)



Continued wood effect flooring. Wall mounted radiator. Stairs off to the first floor accommodation. Ceiling light. Access to cellar.

Dining room

9'7" x 8'5" (2.94 x 2.58)



Wood effect flooring. Wall mounted radiator. Display shelving. Built-in shelving into alcove. Ceiling light.

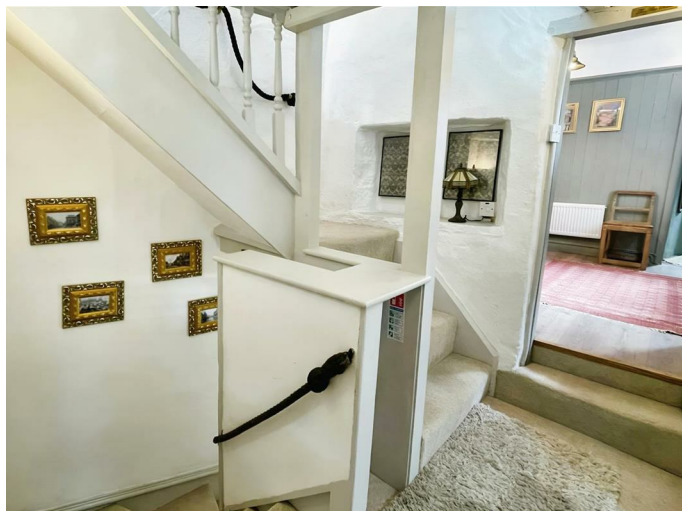
Kitchen

9'8" x 7'4" (2.95 x 2.24)



Continued wood effect flooring. Partially panelled walls. uPVC double glazed windows to the side aspect. uPVC door to the side aspect. Wooden farmhouse style base units with wood effect laminate worksurfaces over. Integrated ceramic sink and drainer unit with mixer tap above. Space for a range style cooker with extractor above. Tiled worksurface with storage under. Inset spotlights.

First Floor Landing



Fitted carpet. Two wall lights.

Bedroom Three

12'2" x 8'2" (3.72 x 2.50)



Fitted carpet. Wall mounted radiator. Feature brick fireplace. Wooden double glazed window to the front aspect. Two ceiling lights.

Bedroom Four

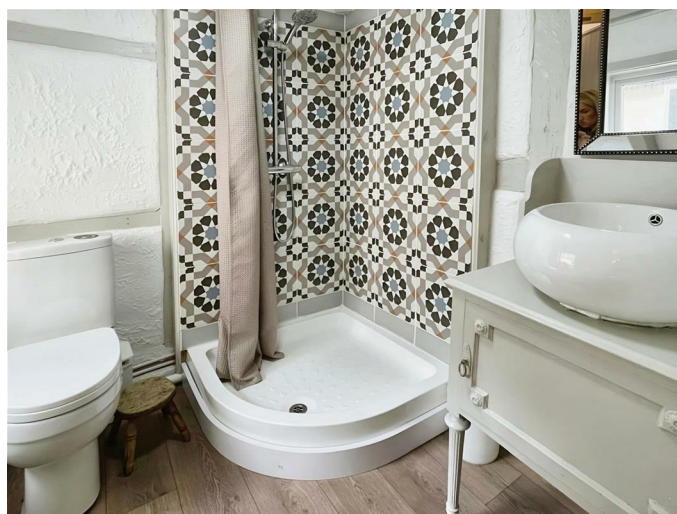
12'4" x 8'10" (3.77 x 2.70)



Fitted carpet. Wall mounted radiator. Double glazed wooden window to the front aspect. Three ceiling lights.

Shower Room

6'2" x 6'6" (1.90 x 1.99)



Wood effect laminate flooring. Low-level WC. Wall mounted ladder style towel rail. uPVC double glazed window to the rear aspect. Vanity unit with countertop sink. Shower. Ceiling light.

Second Snug

9'10" x 8'8" (3.02 x 2.66)



Wood effect flooring. Wall mounted radiator. uPVC double glazed window to the side aspect. Partially panelled walls. For wall lights. Ceiling light.

Rear Porch

Flooring. Wall light. uPVC door to the rear aspect.

Bathroom

8'2" x 5'9" (2.51 x 1.77)



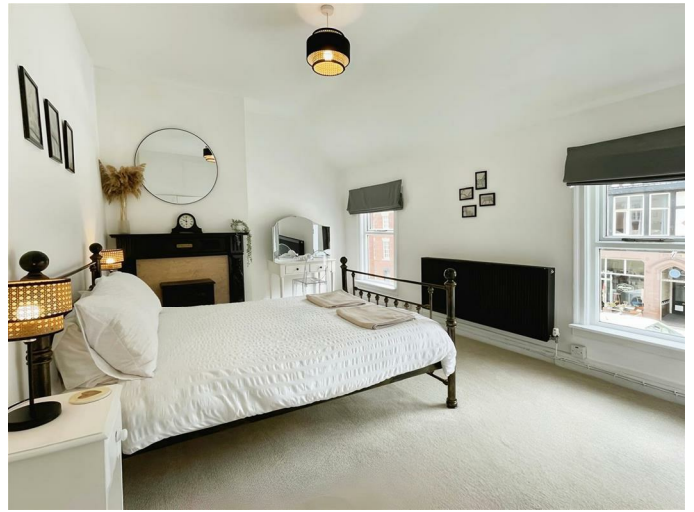
Wood effect laminate flooring. Wall mounted radiator. Two obscured uPVC double glazed windows to the front and side aspect. Partially panelled walls. Partial tiling. Fitted bath with shower attachment. Vanity unit with countertop sink. Low-level WC. Ceiling light.

Second Floor Landing

Fitted carpet. Ceiling rose. Ceiling light.

Bedroom One

10'7" x 15'5" (3.25 x 4.72)



Fitted carpet. Wall mounted radiator. Built-in wardrobes. Two double glazed wooden windows to the front aspect. Feature fire surround. Ceiling light.

Bedroom Two

8'8" x 12'9" (2.65 x 3.91)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect. Ceiling light.

Cellar

Stairs from snug area. Wall light. Concrete flooring.

Outside



To the rear of the property is a shared yard with the property to the right. There is also a private courtyard laid with slate chippings and a raised decking area. The courtyard can be accessed from the rear porch on the first floor.

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.

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 Require 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.

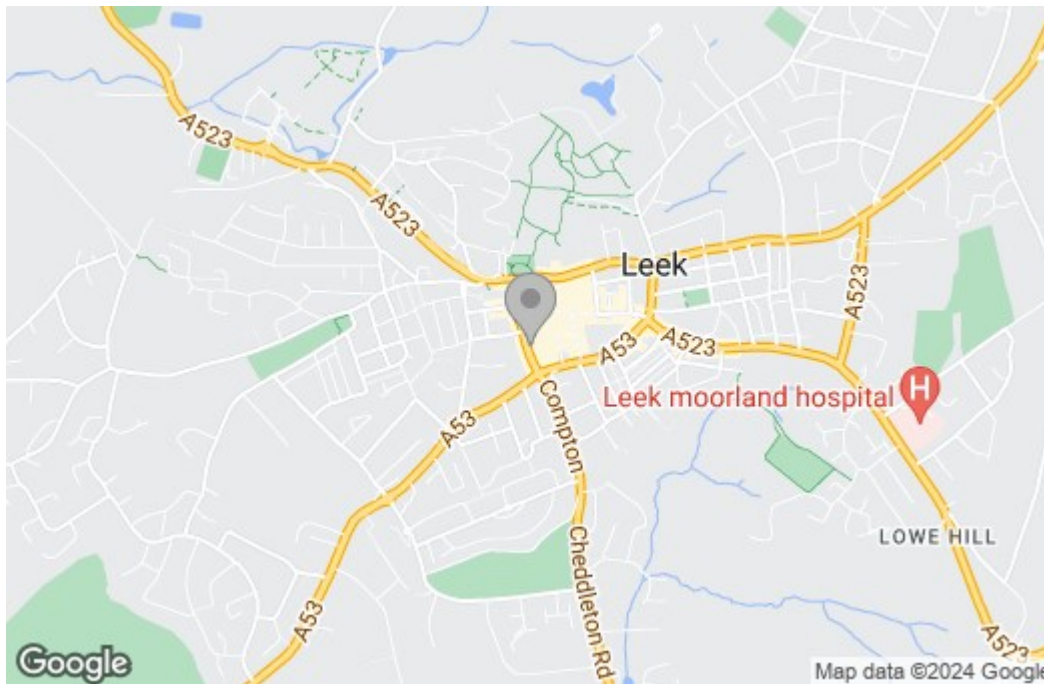
WE WON!



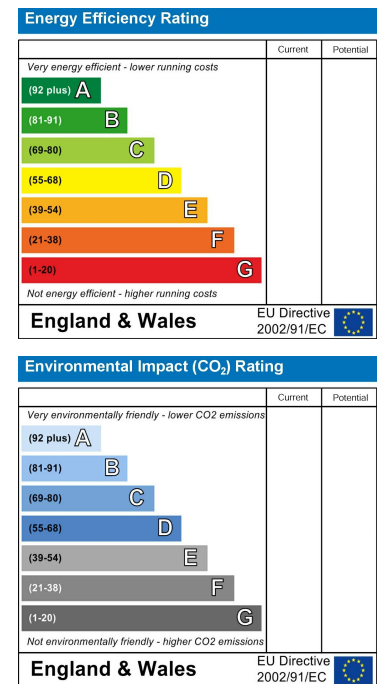
Floor Plan



Area Map



Energy Efficiency Graph



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