



13 Garden Street, Leek, Staffordshire, ST13 8DY

Asking price £210,000

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A period terraced home with modern touches—where the charm of history meets the comfort of today, blending classic elegance with contemporary living. This four bedroom property is conveniently located close to Leek town centre and offers an abundance of character, coupled with spacious accommodation.

#DreamHome #FamilyHome #Stunning

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

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Denise White Estate Agent Comments

Rich in history and brimming with period features, this four bedroom terrace property offers the opportunity for a family to make a beautiful home. This property was originally a sweet shop and was extended approximately 30 years ago to provide the utility room, downstairs shower room and first floor bathroom alongside the loft being converted to provide two extra double bedrooms. Internally, the accommodation is a real credit to the current owners who have crafted a contemporary home with the period features intertwining beautifully with the modernised elements of the property.

Entering into the hallway which features a stunning Minton tiled floor, you will be able to access the front sitting room, benefitting from a gas fireplace with an ornate surround and also the open plan kitchen lounge area. The lounge, with its high quality Karndean flooring, boasts a wood burner with self cleaning glass, a beautiful mantelpiece and tiled hearth.

The kitchen, bespoke fitted to maximise space and storage, has curved corner units to soften the transition from the lounge, along with high quality wall and base units with an integrated slimline dishwasher, double oven and microwave, undercounter fridge and a built in larder. A standout feature of this room is the brickwork which has been crafted from brick slips to add a rustic feel to the room.

Through to the utility room which provides an excellent laundry space plus, room for additional appliances if needed. Along with a downstairs shower room which adds convenience with a shower cubicle, WC and hand basin.

Proceeding to the first floor, you will find two double bedrooms and the spacious family bathroom and to the second floor another two great sized bedrooms which are currently used as the primary bedrooms.

To the rear is a lovely courtyard garden, enclosed by fences and giving gated access to the pedestrian area behind.

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 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 Hallway



With original Minton tiled flooring, ceiling light, radiator and doors giving access to the sitting room and the lounge.

Sitting Room

14'2"×10'5" (4.34×3.20)



uPVC bay window to front aspect, laminate flooring, gas fireplace, ceiling light, radiator

Lounge

13'6"×12'11" (4.14×3.96)



uPVC window to the rear aspect, Karndean flooring, wood burner with self-cleaning glass and a beautiful mantelpiece and tiled hearth. With a ceiling light, column radiator, and under stairs storage.

Kitchen

10'9"×7'10" (3.28×2.40)



Flowing through from the lounge, with continuous Karndean flooring, uPVC window to the side and rear aspect, two ceiling lights and a brick feature wall. With High quality matching wall and base units in light grey gloss, integrated double oven, inset sink with chrome mixer tap and a separate electric induction hob with a modern extractor hood. Also with an integrated slimline dishwasher, microwave, undercounter fridge and a built in larder.

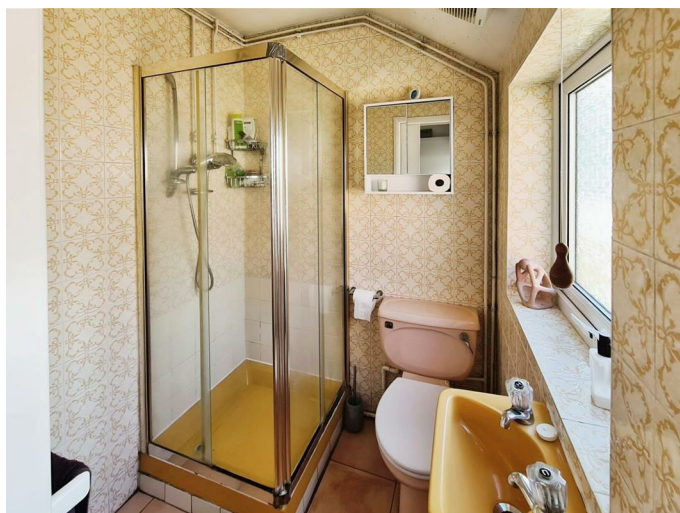
Utility

6'9" x 5'3" (2.08 x 1.61)

Door leading to the rear garden, plumbing for a washing machine and powerpoints.

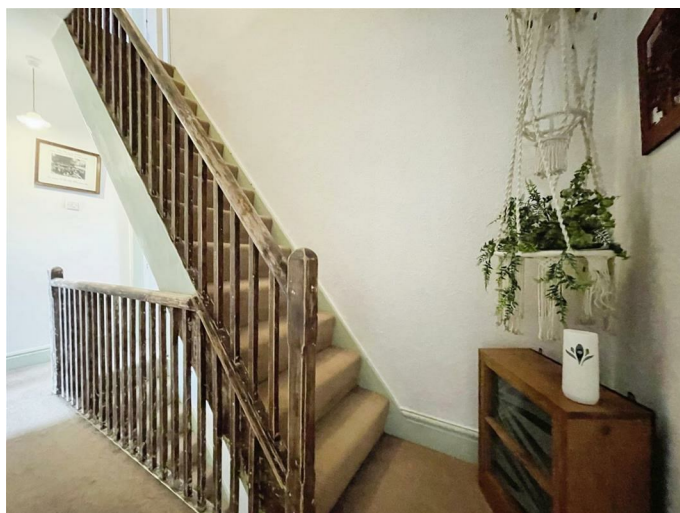
Shower Room

5'4" x 5'2" (1.65 x 1.58)



Frosted uPVC window to the side aspect, Corner shower unit, hand basin and WC.

First Floor Landing



Carpet, ceiling lights, wooden balustrade on the stairs.

Bedroom One

12'9" x 13'7" (3.90 x 4.16)



Two uPVC window to the front aspect, carpet, ceiling light, radiator.

Bedroom Two

10'7" x 9'8" (3.25 x 2.96)



uPVC window to the rear aspect, carpet, ceiling light, radiator and pedestal hand basin.

Bathroom

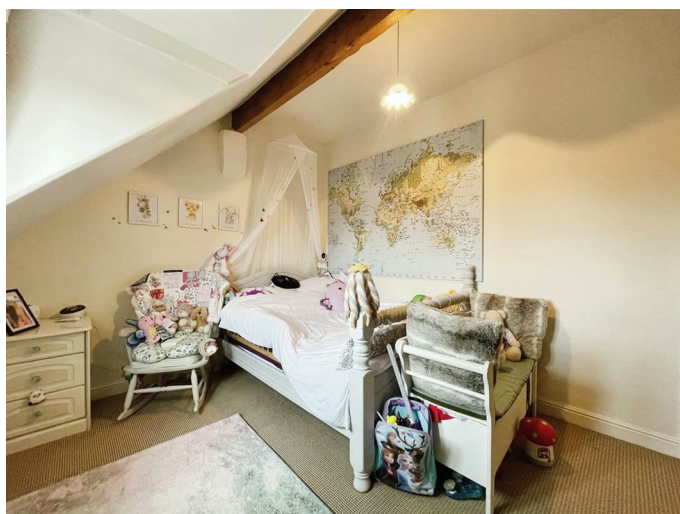
10'0" x 7'4" (3.06 x 2.24)



uPVC window to the side and rear aspect, tiled flooring and tiled walls, bath with mixer taps and shower head attachment, close coupled WC, pedestal hand basin and a storage cupboard.

Bedroom Three

9'8" x 13'10" (2.95 x 4.23)



Ceiling light, radiator.

Bedroom Four

10'5" x 13'5" (3.18 x 4.10)



Skylight, ceiling light, radiator, behind the door is laddered access to a fully boarded attic space with lighting.

Outside



To the rear of the property is a enclosed garden are which has been kept low maintaince and child friendly. There is a useful wooden storage shed.

Agent 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 and 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.

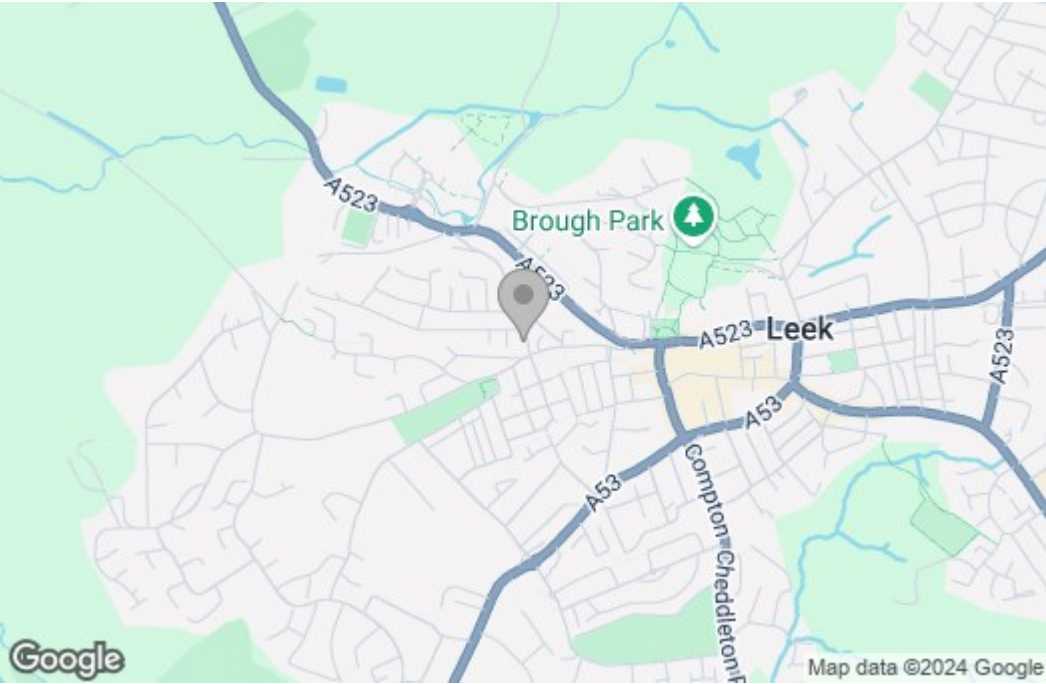
Do you need a mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

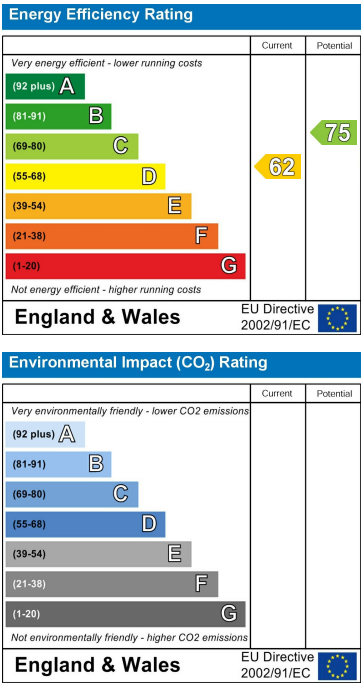
Floor Plan



Area Map



Energy Efficiency Graph



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