



29 Shoobridge Street, Leek, ST13 5LA

Asking price £130,000

'Home is where you can be you.' - Metromag

This truly delightful two bedroom mid terrace is the perfect space to create your own home. With beautiful features throughout such as exposed flooring, panelling, and a cast iron fireplace, this property provides soul and warmth in abundance whilst being a stone's throw from the bustling town centre.

#StunningTerraceProperty #PeriodFeatures #CharacterProperties

Denise White Agents Comments

Nestled in the heart of Leek, this charming two-bedroom mid terrace is a perfect blend of modern comfort and traditional character. Beautifully decorated throughout, the property features wooden flooring, a cast iron fireplace, and panelling that add to its inviting atmosphere.

As you enter, you are greeted by a cosy and welcoming living room that exudes warmth and charm. This delightful space flows seamlessly into a well-proportioned kitchen diner, equipped with stylish shaker-style cabinets, wooden worktops, and a classic Belfast sink. This kitchen diner encapsulates a cottage core feel, making it an ideal spot for both casual dining and entertaining, all while enjoying the convenience of being centrally located.

The ground floor also includes a practical utility room, boasting tasteful panelling and quarry tile flooring and also provides access to the low-maintenance rear yard. A well appointed bathroom completes the ground floor accommodation.

Ascending to the first floor, you'll discover two bright and airy double bedrooms, each adorned with beautiful wooden flooring and feature walls that enhance their appeal. Both rooms include cosy fireplace nooks with stone mantles, adding character and warmth. The larger of the two bedrooms is situated at the rear of the property, offering peaks of the Roaches across the rooftops.

In summary, this soulful home provides a beautiful base to create your dream space whilst being within the outskirts of the vibrant town centre.

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 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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Living Room

11'8" x 11'5" (3.57 x 3.49)



Fitted carpet. Wall mounted radiator. Built in cupboard into alcove. Cast iron fireplace. Double glazed wooden window to the front aspect. Wooden door to the front aspect. Coving. Ceiling light.

Kitchen

11'8" x 12'6" (3.56 x 3.83)



Wood effect flooring. Partially panelled walls. Under stairs storage cupboard. Shaker style wall and base units with wooden work surfaces above. Belfast style sink with mixer tap above. Built in shelving. Space for fridge and cooker. Double glazed wooden window to the rear aspect. Coving. Ceiling light. Stairs off to the first floor accommodation.

Utility

8'5" x 5'11" (2.59 x 1.81)



Quarry tile flooring. Work surfaces with space under for washing machine and tumble dryer. Partially panelled walls. Wooden door to the side aspect. Double glazed wooden window to the side aspect. Built in cupboard housing combination boiler. Ceiling light.

Bathroom

5'3" x 8'2" (1.61 x 2.51)



Laminate flooring. Wall mounted radiator. Two double glazed UPVC windows to the side aspect. Low level WC. Fitted bath with shower attachment. Pedestal wash hand basin. Partially tiled walls. Extractor fan. Ceiling light.

First Floor Landing

Wooden flooring. Loft access. Ceiling light.

Bedroom One

11'7" x 12'5" (3.54 x 3.79)



Wooden flooring. Wall mounted radiator. Storage over stairs. Built in cupboard. Double glazed wooden window to the rear aspect. Coving. Ceiling light.

Bedroom Two

10'5" x 11'3" (3.19 x 3.44)



Wooden flooring. Wall mounted radiator. Double glazed wooden window to the front aspect. Built in cupboard. Coving. Ceiling light.

Outside



To the rear of the property is a yard area with a paved pathway leading to the gate at the rear. There is a small brick outhouse with power and lighting ideal for storage of garden tools. A lawned area provides a pleasant space to add table and chairs to.

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.

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?

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You Need A Solicitor!

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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.

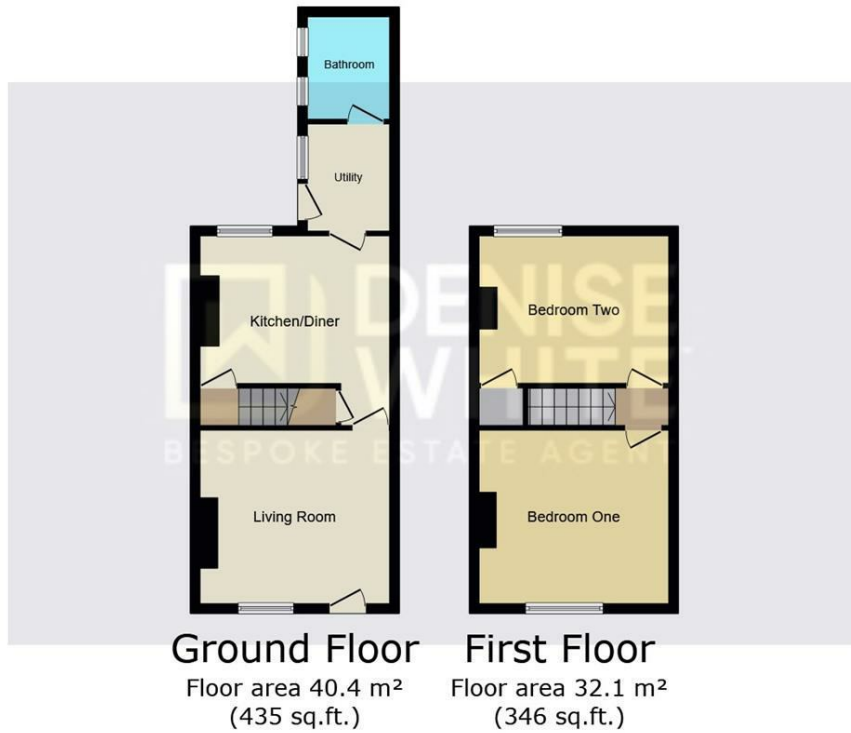
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WE WON!



Floor Plan

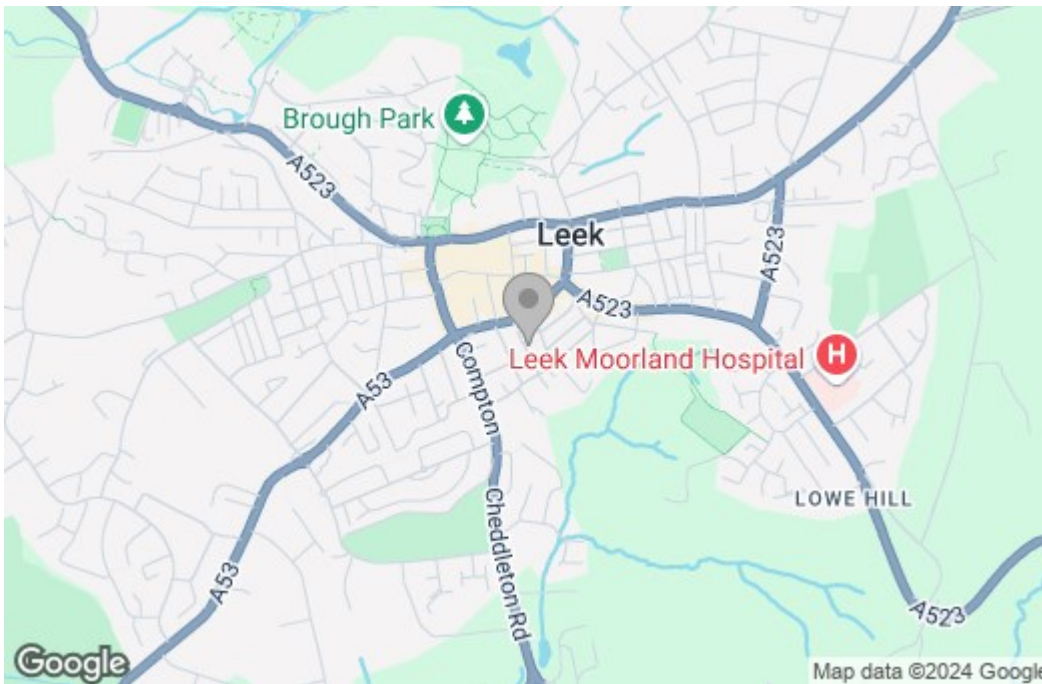


TOTAL: 72.5 m² (781 sq.ft.)

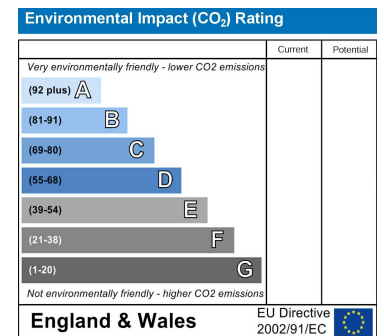
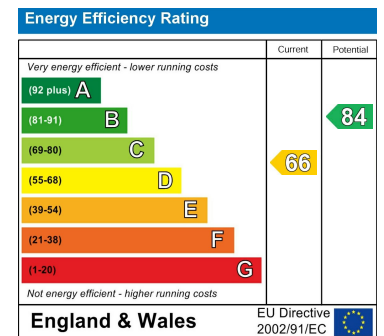
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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