



## 21 Shirburn Road, Leek, Staffordshire, ST13 6LD

**Offers in excess of £170,000**

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*"Buying a house won't bring you happiness, but turning it into a home certainly will."*

While buying a house is just the first step, transforming it into a home is where the true joy lies. This spacious period townhouse features four generous bedrooms spread across three floors, perfect for those seeking ample space without breaking the bank. Nestled in the heart of Leek, this property is located in a well-established residential area, offering both convenience and community.

#space#townhouse#leek

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

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

### Denise White Estate Agents Comments

Situated on the outskirts of the bustling town centre, this four-bedroom townhouse presents an exciting opportunity for those looking to infuse their personal style into a property rich with character.

Upon entering the ground floor, you're welcomed by two spacious reception rooms that showcase delightful historical features, including a large bay window that floods the space with natural light, a striking cast iron fireplace that serves as a focal point, and classic picture railings that add a touch of elegance. At the rear, you'll find a well-appointed kitchen, equipped with an integrated oven and hob, offering plenty of space for culinary creativity.

Moving to the first floor, the layout features two bedrooms, alongside a bathroom. The main bedroom is particularly impressive, featuring another large bay window that enhances the room.

The second floor reveals two additional rooms: a generously sized double room with a dormer window that adds character and light, and a cosy single room complete with built-in storage.

Externally, the property boasts a good-sized enclosed yard, thoughtfully paved for low maintenance, making it an ideal spot for outdoor relaxation or entertaining.

This townhouse is perfect for those seeking a project to make their own, blending historical charm with modern living. Don't miss the chance to transform this property into your dream home!

### Location

Within walking distance to the centre of Leek and close to some beautiful countryside.

Leek is known as the 'Queen of the Staffordshire Moorlands', and 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.

### Living Room

12'3" x 15'4" into bay. (3.74 x 4.68 into bay. )



Wood effect laminate flooring. UPVC door to the front aspect. UPVC double glazed bay window to the front aspect. Wall mounted radiator. Picture railing. Ceiling light.



### Dining Room

12'0" x 13'8" (3.68 x 4.18 )



Continued wood effect flooring. Feature cast iron fireplace. Wall mounted radiator. Large built-in storage cupboard. UPVC double glazed window to the rear aspect. Picture railing. Ceiling light.

### Kitchen

7'1" x 14'6" (2.16 x 4.43 )



Tiled flooring. Range of wall and base units with integrated stainless steel sink and drainer unit with mixer tap above, Lamona electric oven, Lamona gas hob with extractor fan above. Wall mounted combination boiler. Wall mounted radiator. Two UPVC double glazed windows to the rear and side aspect. UPVC door to the side aspect. Loft access. Ceiling light.

### First Floor Landing

Fitted carpet. Stairs to the second floor accommodation. Ceiling light.

### Bedroom One

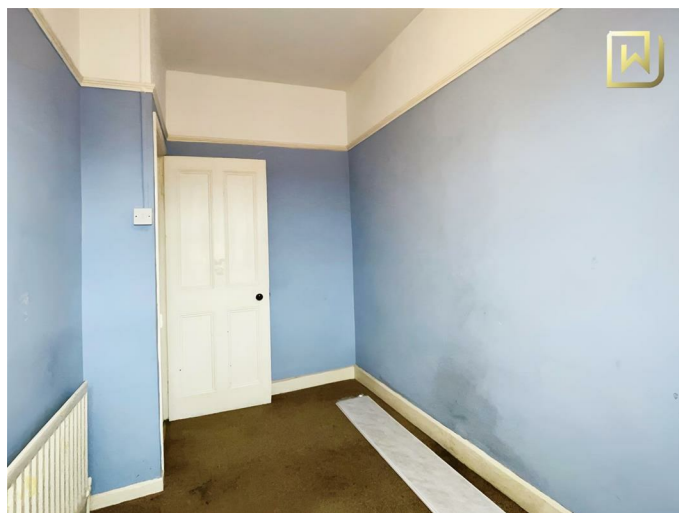
11'10" x 15'9" into bay (3.62 x 4.82 into bay )



Fitted carpet. Wall mounted radiator. UPVC double glazed bay window to the front aspect. Under stairs storage cupboard. Picture railing. Ceiling light.

### Bedroom Four

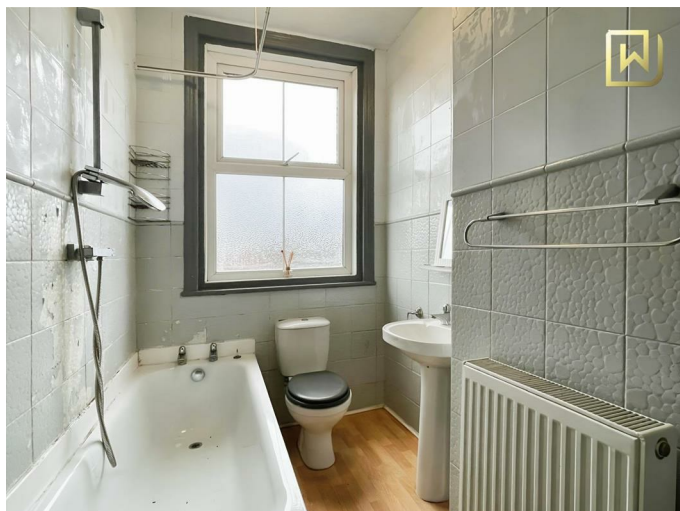
11'0" x 6'1" (3.37 x 1.87 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Picture railing. Ceiling light.

## Bathroom

8'1" max x 5'5" max (2.47 max x 1.66 max )

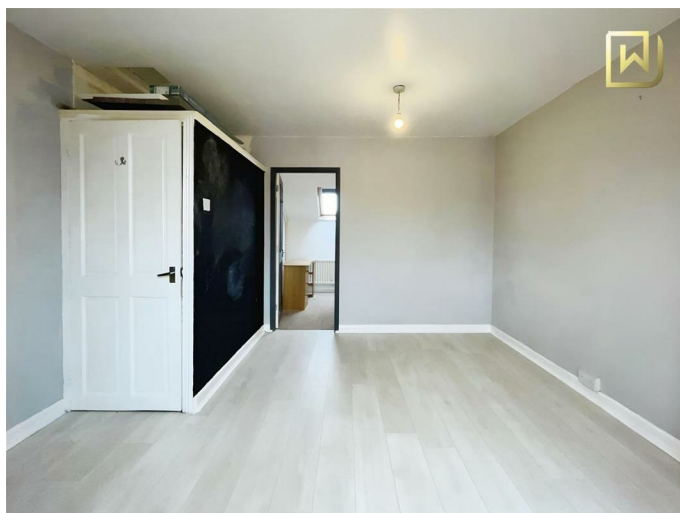


Vinyl flooring. Low-level WC. Fitted bath with shower attachment above. Pedestal wash hand basin. Wall mounted radiator. Storage cupboard. Obscured UPVC double glazed window to the rear aspect. Ceiling light.

## Second Floor

### Bedroom Two

13'1" max x 11'1" max (4.01 max x 3.38 max )



Wood effect laminate flooring. Wall mounted radiator. UPVC double glazed dormer window to the front aspect. Loft access. Access into bedroom three. Ceiling light.

### Bedroom Three

8'0". x 10'10" max (2.45. x 3.32 max )



Fitted carpet. Built in wardrobes. Skylight. Wall mounted radiator. Ceiling light.

## Outside



To the rear of the property there is a good sized outside space which is enclosed and largely paved ideal for low maintenance.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

No chain involved with the sale

## 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



"In a world where you can be anything, be kind"

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 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 advise.

### 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!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

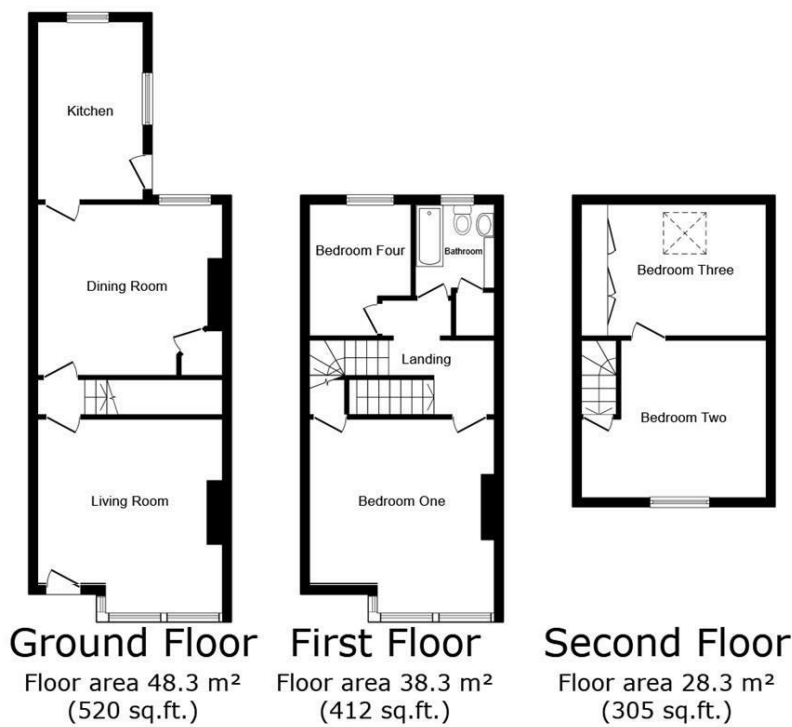
Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan

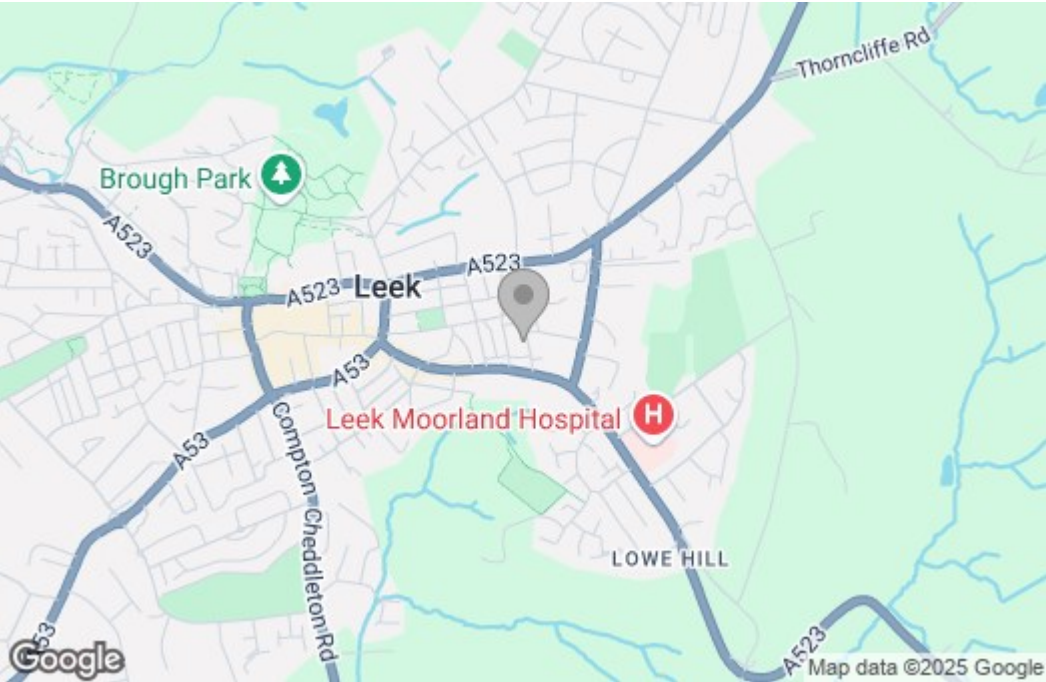


TOTAL: 114.9 m<sup>2</sup> (1,237 sq.ft.)

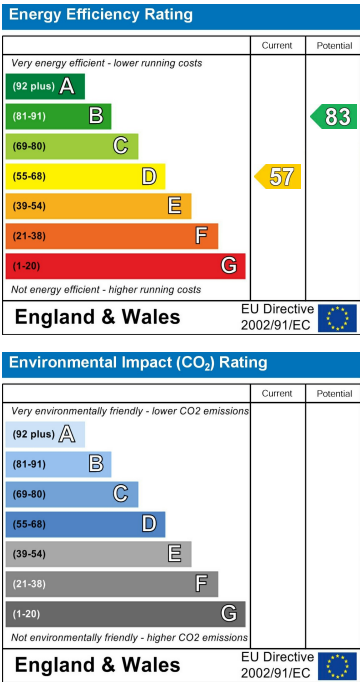
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



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