



**12 Shirburn Road, Leek, Staffordshire, ST13 6LE**

**Offers in the region of £200,000**

'A good home must be made not bought.' - Joyce Maynard

This impressively spacious townhouse boasts charming features throughout and is situated on a popular residential street within walking distance of the popular town centre. With four double bedrooms and two reception rooms, this property is perfect for couples and expanding families looking to create their dream home.

### Denise White Estate Agents Comments

This attractive and character-filled townhouse offers generous living space across three floors, retaining a wealth of original features that add warmth and charm throughout. A welcoming tiled entrance hallway sets the tone, leading to a bay-fronted dining room filled with natural light and period cornicing.

To the rear, a spacious living room features a beautiful cast iron fireplace and a handy under-stairs storage cupboard, while a sizeable kitchen provides ample space for modern living, complemented by a useful utility room beyond.

Upstairs, the first floor hosts two generous double bedrooms, both with feature cast iron fireplaces and elegant wooden flooring. The principal bedroom enjoys twin windows to the front aspect, flooding the space with natural light. A well-proportioned family bathroom completes this level.

The second floor comprises two further cosy double bedrooms, each with dormer windows to the front and rear, adding charm and character to the upper level.

While the property would benefit from some cosmetic updating, its original features and spacious layout present a wonderful opportunity to create a beautiful family home.

### 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 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.

### Entrance Hall

Tiled flooring. Wooden door to the front aspect. Wall mounted radiator. Cornicing. Coving. Ceiling light. Stairs to the first floor accommodation.

### Dining Room

9'11" x 14'2" (3.04 x 4.34 )



Fitted carpet. Wall mounted radiator. Electric fireplace with wooden surround. Built-in storage cupboard housing gas meter. UPVC double glazed bay window to front aspect. Picture railing. Coving. Ceiling light.



## Living Room

13'3" x 13'3" (4.04 x 4.05 )



Wood effect laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Storage cupboard. Feature fireplace. Dado railing. Coving. Ceiling rose. Ceiling light.

## Kitchen

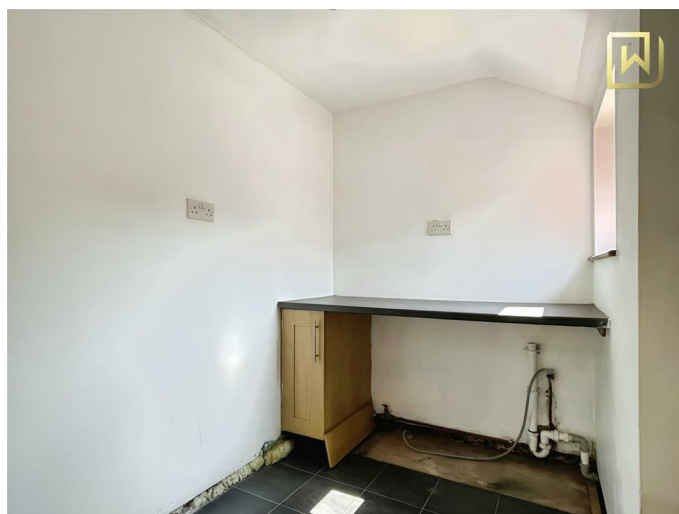
7'2" x 13'3" (2.20 x 4.05 )



Laminate flooring. A range of shaker style wall and base units with laminate worksurfaces above. Space for cooker. Integrated stainless steel sink unit with mixer tap above. Undercounter storage for dishwasher and fridge. Space for fridge. Wall mounted boiler. Two UPVC double glazed windows to the side aspect. Wall mounted radiator. Ceiling light.

## Utility

7'1" x 5'3" (2.16 x 1.61 )



Continued laminate flooring. Wooden door to the side aspect. Laminate worksurface with space underneath for washing machine. Wooden double glazed window to the side aspect. Ceiling light.

## First Floor Landing

Fitted carpet. Wall light. Wall mounted radiator. Stairs to second floor accommodation.

## Bedroom One

13'3" x 12'5" (4.06 x 3.79 )



Wooden flooring. Feature cast iron fireplace. Wall mounted radiator. Two UPVC double glazed windows to the front aspect. Ceiling light.

### Bedroom Two

10'5" x 10'5" (3.20 x 3.19 )



Wooden flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Feature cast-iron fireplace. Picture railing. Ceiling light.

### Bathroom

7'2" x 7'3" (2.19 x 2.23 )



Vinyl flooring. Fitted bath with electric shower above. Built-in storage cupboard. Low-level WC. Pedestal wash hand basin. Wall mounted radiator. Obscure UPVC double glazed window to the rear aspect. Ceiling light.

### Second Floor Landing

Fitted carpet.

### Bedroom Three

13'4" x 9'3" (4.07 x 2.84 )



Wooden flooring. Wall mounted radiator. Above stairs storage cupboard. UPVC double glazed dormer window to the front aspect. Ceiling light.

### Bedroom Four

12'1" x 10'7" (3.70 x 3.23 )



Wooden flooring. Wall mounted radiator. Under eaves storage. UPVC double glazed dormer window to the rear aspect. Ceiling light.

## Outside



To the rear is a paved yard with gated access to a raised lawn area.

### 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 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!**



### **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.

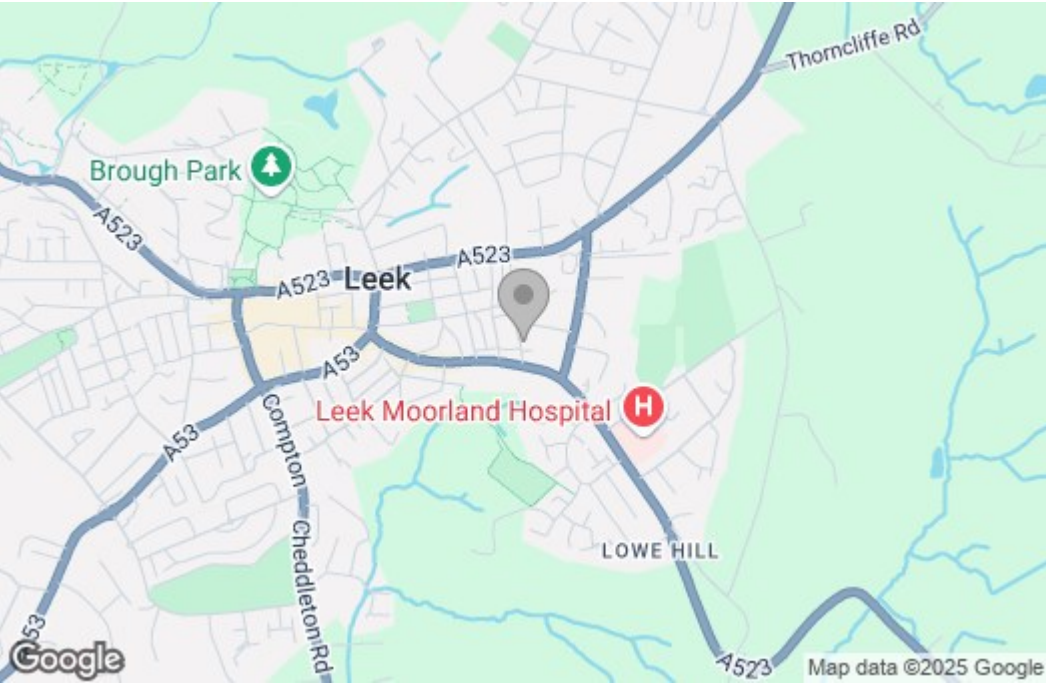
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan

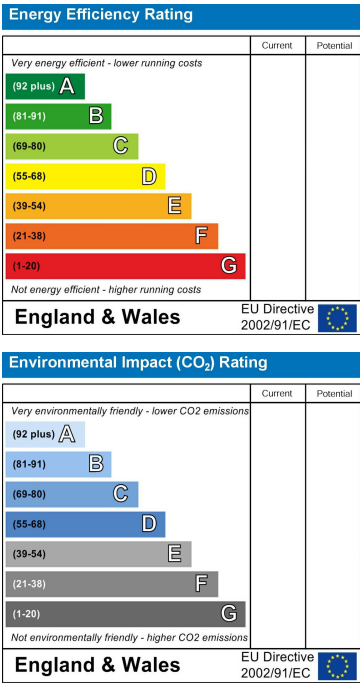


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.