



10 Queen Street, Leek, ST13 6LS

Offers In The Region Of £259,000

- Period property
- Original windows and door to the frontage
- Close to local amenities
- Four bedroom terraced home
- Double glazed to the rear
- South facing rear courtyard
- First floor bathroom & ground floor shower room
- Minton tiled hallway
- NO CHAIN!

10 Queen Street, Leek ST13 6LS

Whittaker & Biggs are delighted to bring to the market this delightful terraced house, located on the picturesque Queen Street, offering a perfect blend of period features and modern living. With its original front door, sash windows to the frontage and Minton tiled hall, the property exudes character and charm, making it a truly inviting home.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The contemporary kitchen is well-equipped, making it a joy for any home cook to prepare meals. The property boasts four generously sized bedrooms, providing plenty of room for family or guests. The convenience of both a first-floor bathroom and a ground-floor shower room ensures that morning routines are a breeze.



Council Tax Band: B



Ground Floor

Hall

15'3" x 3'3"

Original wood door with transom window to the frontage, original Minton tiled floor, radiator, stairs to the first floor.

Reception One

12'4" x 12'4"

Wood glazed sash window to the frontage, original hidden wooden shutters, radiator, gas fire, marble hearth and surround, wood mantle.

Reception Two

13'2" x 12'4"

UPVC double glazed window to the rear, radiator.

Kitchen

8'0" x 7'8"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, Caple four ring gas hob, extractor hood, Capel electric fan assisted oven and separate grill, stainless steel sink and a half with drainer, chrome mixer tap, integral Capel slimline dishwasher, integral Capel washing machine, integral under counter fridge, chrome ladder radiator, access to the cellar, inset ceiling spotlights.

Shower Room

8'0" x 3'11"

UPVC double glazed window to the side aspect, walk-in shower enclosure,

chrome fitments, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights, extractor fan.

First Floor

Landing

12'11" x 3'2"

Stairs to the second floor, storage cupboard.

Bathroom

8'1" x 10'7"

UPVC double glazed window to the rear, corner bath, chrome taps, walk-in shower enclosure, chrome fitments, vanity wash hand basin, chrome tap, concealed cistern low level WC, airing cupboard housing the Intergas combi boiler, inset ceiling spotlights.

Bedroom One

15'10" x 12'2"

Wood glazed sash window to the frontage, original hidden wooden shutters, radiator.

Bedroom Two

12'5" x 9'8"

UPVC double glazed window to the rear, radiator.

Second Floor

Bedroom Three

15'10" x 12'2"

Skylight to the frontage, radiator.

Bedroom Four

12'7" x 12'5" max measurement

Skylight to the rear, radiator.

Cellar

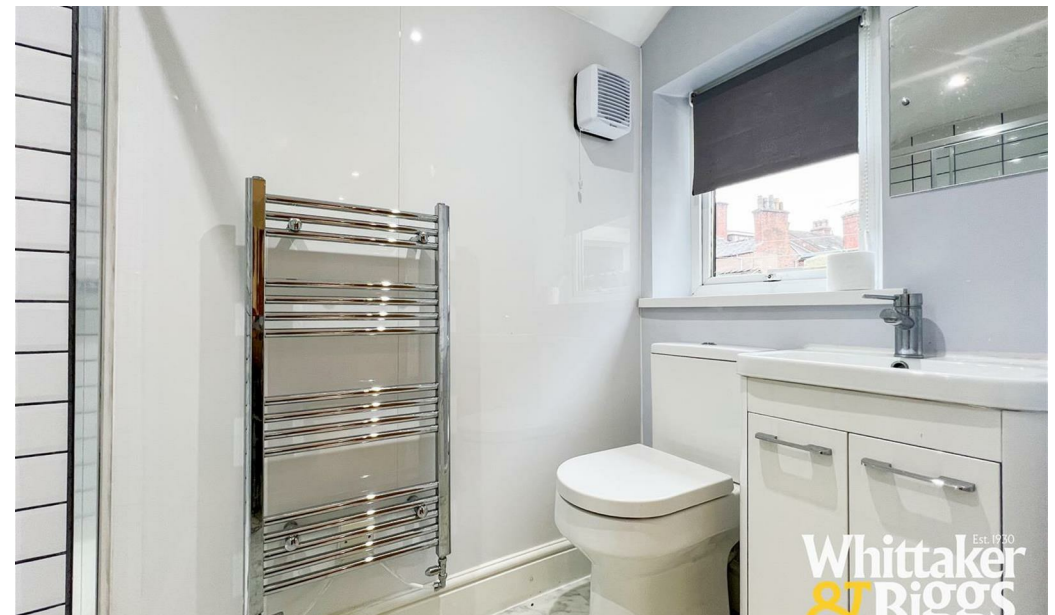
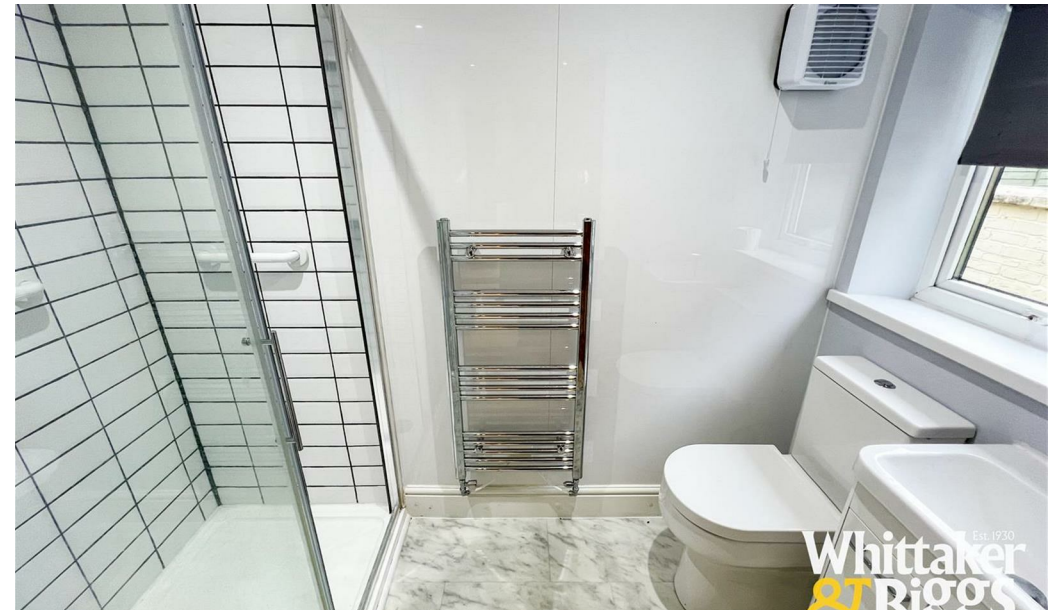
12'7" x 12'1"

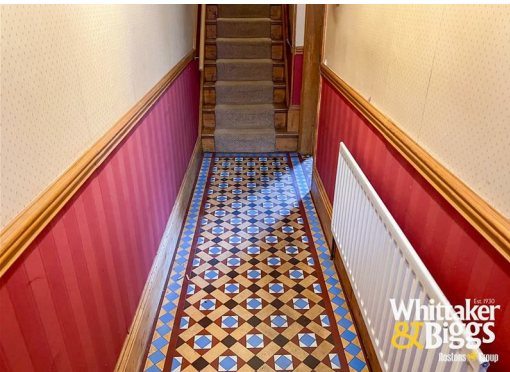
Window to the frontage, store room.

Externally

To the frontage, forecourt, wrought iron railings.

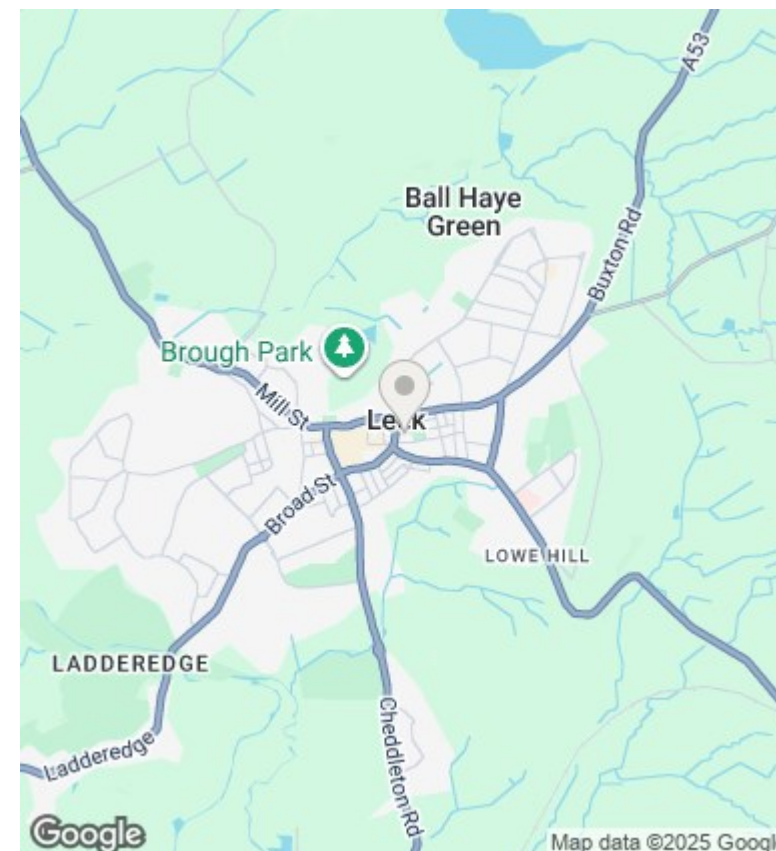
To the rear, paved courtyard, fence and wall boundary, gated access to the rear.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	