



Shirburn Road, Leek, ST13 6LD.
OIRO £245,000

Whittaker ^{Est. 1930}
& Biggs

Shirburn Road,

Leek, ST13 6LD.

This deceptively spacious, four bedroom end of terrace of property is located in a popular residential area with the accommodation spread over three floors.

You are welcomed into the property via the hallway which has original Minton tiled flooring and the stairs to the first floor.

To the front of the property is the dining room, followed by the sitting room which has a log burner that sits on a stone hearth with a wood mantel and exposed brick chimney breast.

The galley kitchen is located at the rear of the property and has plenty of storage and workspace. There is space and plumbing for a washing machine and dishwasher as well as having an integral four ring gas hob and New World electric fan assisted oven. Access to the rear courtyard is gained from the kitchen.

Moving to the first floor, there are two well proportioned bedrooms and the recently renovated bathroom which benefits from a freestanding, roll top bath, separate shower enclosure and exposed brick and plaster wall.

The second floor has two double bedrooms and a shower room.

Externally, the rear courtyard is paved with an area laid to artificial grass, as well as a timber shed and workshop.

A viewing is highly recommended to appreciate this home's popular location, spacious living and stunning bathroom.



Ground Floor

Hallway 13' 0" x 2' 11" (3.95m x 0.90m)

UPVC double glazed door to the frontage, transom window, original Minton floor tiles, stairs to the first floor.

Dining Room 15' 1" x 13' 3" (4.60m x 4.05m)

Max measurement

UPVC double glazed bay window to the frontage, wood floor, white vertical column radiator.

Sitting Room 13' 9" x 13' 6" (4.20m x 4.11m)

UPVC double glazed window to the rear, wood floor, Much Wenlock log burner, stone hearth, wood mantel, exposed brick chimney breast.

Kitchen 14' 5" x 7' 6" (4.39m x 2.29m)

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, integral four ring gas hob, integral New World electric fan assisted oven, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for under counter fridge, tiled floor, spotlights, radiator, concealed wall mounted, gas fired Glow Worm combi boiler.

First Floor

Landing 5' 6" x 13' 3" (1.67m x 4.05m)

Max measurement

Stairs to the second floor.

Bedroom One 15' 1" x 13' 3" (4.60m x 4.05m)

Max measurement

UPVC double glazed bay window to the frontage, anthracite vertical column radiator.

Bedroom Two 11' 0" x 8' 10" (3.35m x 2.69m)

Max measurement

UPVC double glazed window to the rear, radiator.

Bathroom 10' 11" x 7' 6" (3.32m x 2.29m)

Max measurement

UPVC double glazed window to the rear, freestanding bath, free standing tap and handheld shower attachment, separate shower enclosure, black fittings, low level WC, pedestal hand wash basin, chrome taps, exposed brick and plaster wall, traditional style radiator.

Second Floor

Bedroom Three 13' 1" x 9' 2" (3.99m x 2.79m)

Max measurement

UPVC double glazed window to the frontage, built in storage, eaves storage, radiator, inset ceiling spotlights.

Bedroom Four 9' 6" x 10' 3" (2.90m x 3.12m)

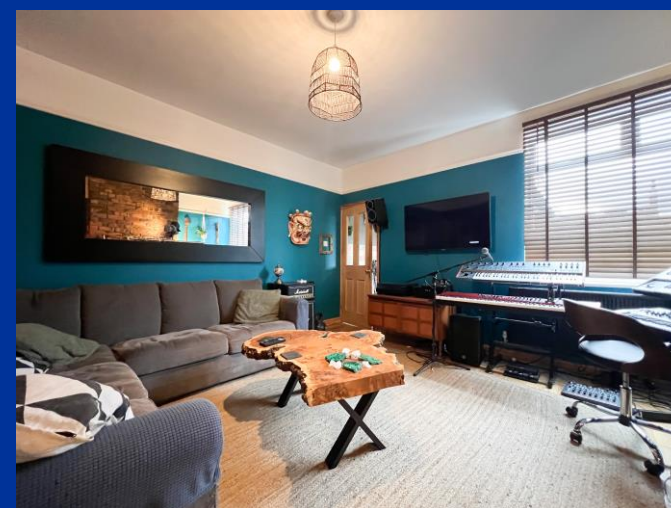
Velux skylight to the rear, built in wardrobes radiator, inset ceiling spotlights.

Shower Room 10' 3" x 3' 3" (3.13m x 0.98m)

Shower enclosure, chrome fittings, wall mounted wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights.

Externally

To the rear, stone paving, area laid to artificial grass, timber shed and workshop, wall boundary, gated access to the side aspect.



Note:

Council Tax Band: B

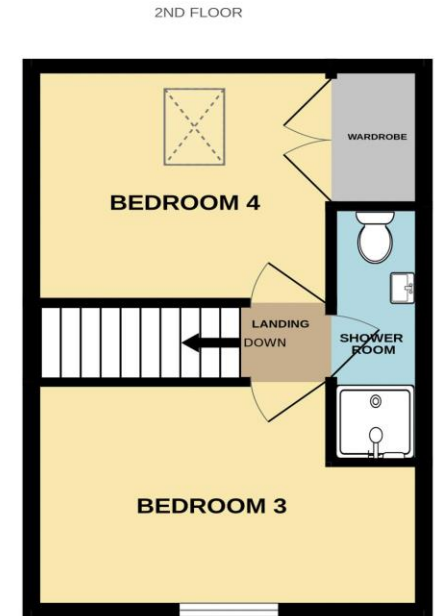
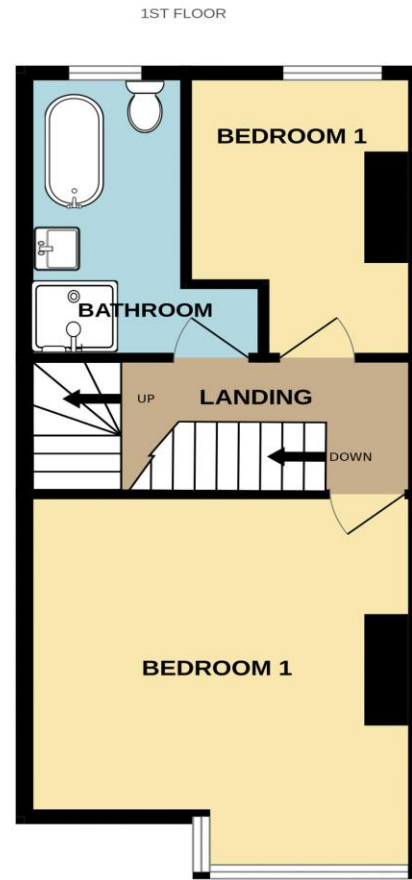
EPC Rating: TBC

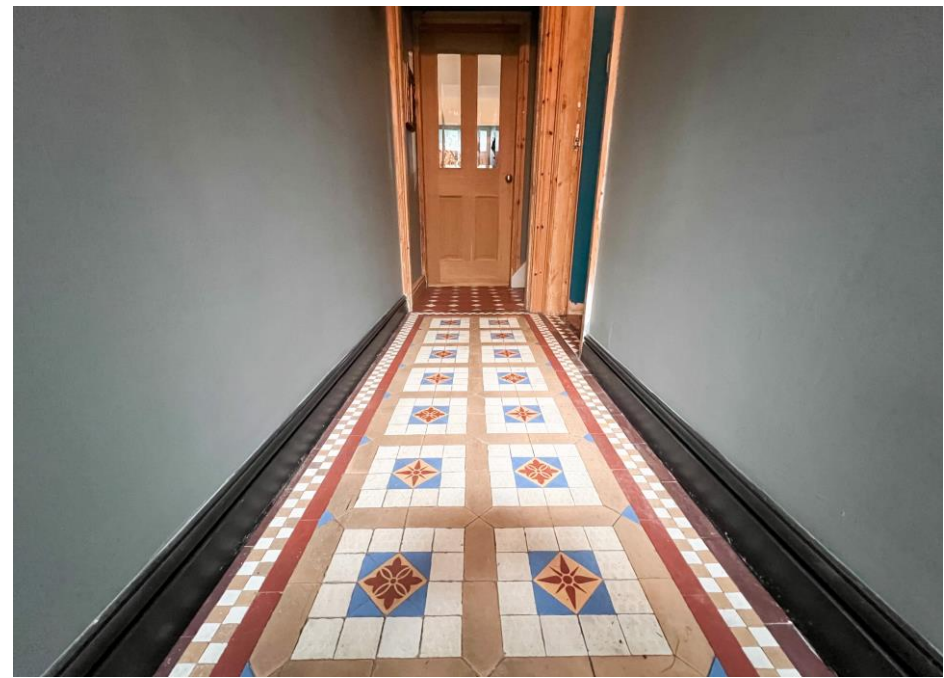
Tenure: Believed to be Freehold











Directions

From our Derby Street, Leek, offices proceed to the roundabout taking the second exit onto the A523 Ashbourne Road. Follow this road for a short distance taking the fourth turning left into Shirburn Road where the property is situated on the left hand side identifiable by the agents For Sale board.

Situation

This property is ideally situated within easy walking distance of the busy market town of Leek, Leek First School and Leek High Specialist Technology School. The town provides many traditional shops, public houses, antique shops and various supermarkets which includes Morrisons and Sainsbury's.

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