



## 53 Shirley Street, Leek, ST13 8BG

Guide price £210,000

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\*\* Guide Price £210,000 to £225,000 \*\*

"The ultimate luxury is being able to enjoy your home and relax" ~Jeff Lincoln

A spacious three-bedroom terraced townhouse on Shirley Street arranged over three floors, featuring a bay-fronted lounge, dining room, fitted kitchen with utility and downstairs WC. Two first-floor bedrooms and a family bathroom, plus a versatile attic room ideal as an additional bedroom, office or games room.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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## Denise White Agent Comments

Situated in a popular residential location, this attractive three-bedroom terraced townhouse offers spacious accommodation arranged over three floors and retains a wealth of original character features throughout. The property presents an excellent opportunity for a range of buyers seeking a well-proportioned home with versatile living space.

Upon entering the property, you are welcomed into a spacious entrance hallway featuring beautiful Minton tiled flooring and original decorative details including picture rails and coving, setting the tone for the character found throughout the home. From the hallway there is access to both the lounge and the dining room.

The front-facing lounge is a bright and inviting reception room, benefiting from a box bay window that allows for plenty of natural light. The room retains charming period features including coving and picture rails.

To the rear of the property is the dining room, which features traditional quarry tiled flooring and offers a generous space for dining and entertaining. The dining room leads through to the well-presented kitchen, which is fitted to a good standard with a range of units and work surfaces.

Beyond the kitchen is a practical utility area with cupboard housing and plumbing for an automatic washing machine and dryer. Completing the ground floor accommodation is a convenient downstairs WC.

To the first floor, the property offers a family bathroom fitted with a freestanding bath and part-tiled walls. There are also two bedrooms on this level. Bedroom One is a spacious double room overlooking the front aspect, featuring exposed wooden flooring and a characterful cast iron fireplace. Bedroom Two overlooks the rear of the property and would make an ideal single bedroom, nursery, or home office.

A staircase leads to the second floor where the attic room currently divided into two sectioned rooms but could provide a spacious and highly versatile space. This room offers excellent potential and could be utilised as a substantial master bedroom, games room, study, or hobby space, with scope for further adaptation subject to requirements.

Overall, this charming townhouse combines period character with flexible living accommodation, making it an ideal home for buyers seeking space, character, and potential.

## 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



Composite entrance door to the front aspect. Minton Tiled flooring. Radiator. Feature wood panelling to the walls. Stair access leading to first floor accommodation. Coving to the ceiling. Ceiling light. Doors leading into: –

## Lounge

15'3" max into bay x 9'4" max (4.65 max into bay x 2.87 max)



Exposed Wooden flooring. Radiator. Coal effect gas fire sat on a granite hearth and inset with wooden surround. uPVC box bay window to the front aspect. Picture rail. Coving to the ceiling. Ceiling light.

## Dining Room

12'7" x 9'10" extending to 12'10" max (3.85 x 3.01 extending to 3.92 max)



Quarry tiled flooring. Radiator. Tiled fireplace housing a coal effect gas fire. Access to under stair storage. uPVC window to the rear aspect. Ceiling light. Door leading into: –

## Kitchen

17'11" x 7'7" (5.48 x 2.33)

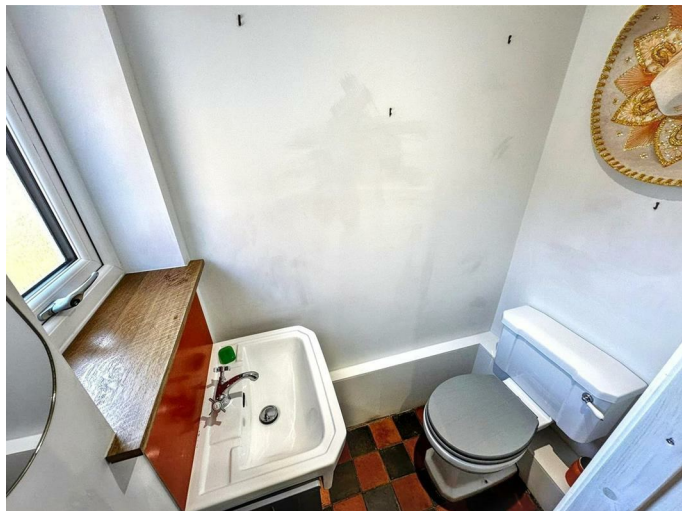


Fitted with a range of wall and base units with work surfaces over incorporating a Belfast style sink unit with mixer tap. Integrated four ring induction hob with extractor over, double electric oven, microwave, fridge freezer and dishwasher. Quarry tiled flooring. Radiator. uPVC Windows to the side aspect. uPVC door leading to the garden. Ceiling light and spotlights. Opening into a utility area fitted with cupboards housing the plumbing for an

automatic washing machine and space for a tumble dryer, with a radiator and uPVC window to the side aspect.

### WC

5'0" x 2'10" (1.54 x 0.88)



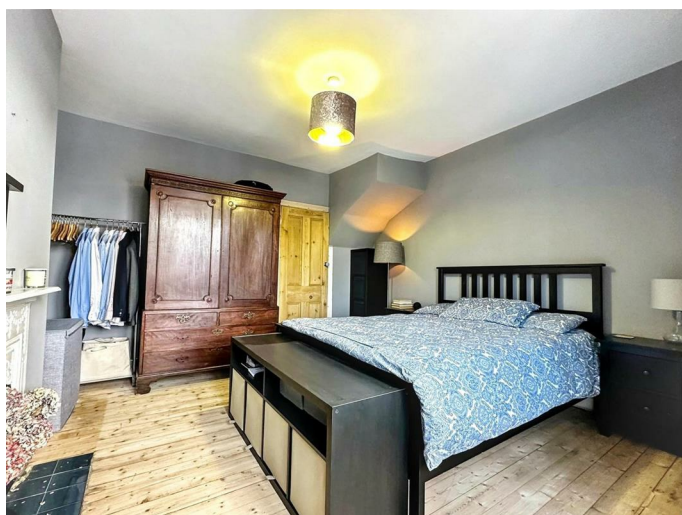
Quarry tiled flooring. Low level WC. Wash hand basin. Obscured uPVC window. Inset spotlight.

### First Floor Landing

Carpet. Radiator. Stairs leading to the second floor. Two ceiling lights. Doors leading into: –

### Bedroom One

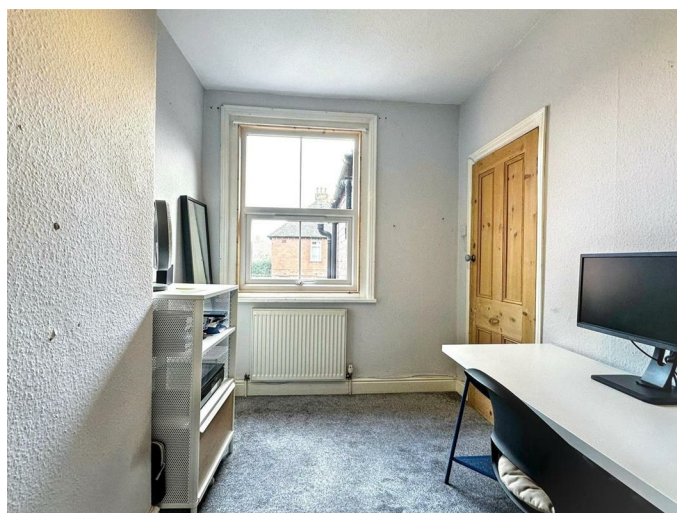
12'11" x 12'4" (3.94 x 3.77)



Exposed wooden flooring. Feature cast-iron fireplace with tiled hearth. Radiator. uPVC box bay to the front aspect. Ceiling light.

### Bedroom Two

12'8" x 7'4" (3.87 x 2.24)



Carpet. Radiator. uPVC window to the aspect. Ceiling light.

### Bathroom

12'9" x 7'6" (3.89 x 2.30)



Fitted with a suite comprising of paneled bath with shower mixer tap, pedestal wash hand basin, low-level WC and double shower cubicle with rainfall showerhead. Vinyl flooring. Part tiled walls. Radiator. Cupboard housing the gas combination boiler. Obscured uPVC window to the rear aspect. Ceiling light.

### Second Floor Landing

Feature exposed brick walls. Ceiling light. Door leading into: –

### Attic Bedroom

16'9" x 10'4" (5.11 x 3.17)

Carpet. Feature exposed arched brickwall. Exposed beams. Velux Windows to the front and rear aspects. Ceiling light. Two radiators.

### Outside



To the rear of the property is a generously proportioned, courtyard garden, typical of traditional terraced homes. The space provides a low-maintenance outdoor area ideal for seating, entertaining or additional storage, featuring a timber garden shed.

### Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

### 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.

## We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs

### Property To Sell Or Rent?

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 Will 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.

### Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

# Floor Plan

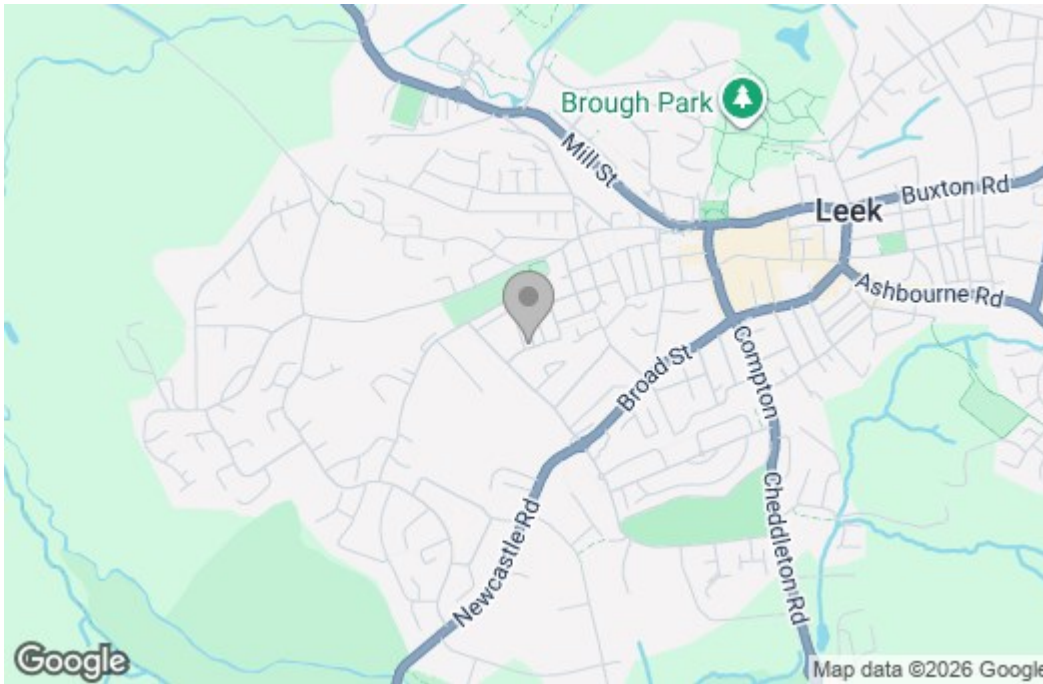
Approx Gross Internal Area  
107 sq m / 1153 sq ft



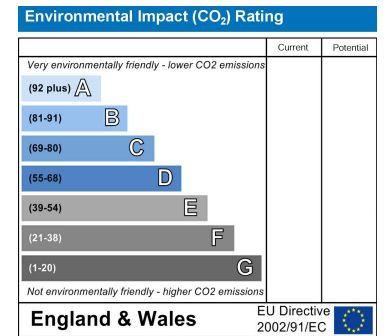
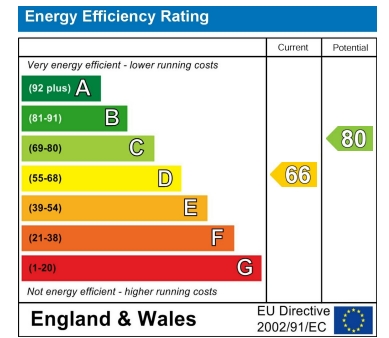
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Merle Snappy 360.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.