



87 Shirburn Road, Leek, ST13 6LD

Offers In The Region Of £185,000

- Two bedroom terrace home
- Contemporary kitchen and first floor bathroom
- Walking distance to the town centre
- Well presented throughout
- Utility Room
- Characterful features such as bay windows, minton tiled flooring
- Two reception rooms
- Enclosed rear garden

87 Shirburn Road, Leek ST13 6LD

Nestled on the charming Shirburn Road in Leek, Staffordshire Moorlands, this delightful two-bedroom terraced house offers a perfect blend of character and modern living. The property features two spacious double bedrooms, making it an ideal home for couples, small families, or those seeking a comfortable retreat.

As you enter, you are greeted by a welcoming hallway adorned with a beautiful Minton tiled floor, leading you into the heart of the home. The two reception rooms are filled with natural light, thanks to the elegant bay windows at the front. Each room boasts feature ornamental fireplaces, adding a touch of charm and warmth to the living space, perfect for cosy evenings in.

The contemporary kitchen is well-equipped and designed for both functionality and style, while the modern bathroom ensures a relaxing space for unwinding after a long day. Additionally, the property includes a utility area with a Baxi boiler, providing peace of mind for your heating and hot water needs.



Council Tax Band: B



Entrance Hallway

Wood door with inset feature glazing to the front elevation, Minton tiled floor, radiator, understairs storage cupboard.

Living Room

11'10" x 9'10"

Bay window to the front elevation, radiator, feature ornamental fireplace with wooden mantle over, tiled surround.

Dining Room

13'0" x 12'10"

Traditional tiled floor, window to the rear elevation, feature ornamental cast iron fireplace with wooden surround set on tiled hearth. Built in house keeper's cupboard, radiator, stairs to first floor.

Kitchen

11'3" x 6'11"

Two windows to the side elevation, range of units to the base and eye level, one and a half ceramic sink unit with mixer tap above, electric oven, four ring electric hob with extractor fan over, tiled splash backs, radiator.

Utility Area

7'3" x 5'1"

Door to the side elevation, UPVC double glazed window to the rear elevation, plumbing for automatic washing machine, radiator, wall mounted Baxi gas fired central heating boiler, loft access.

First Floor

Landing

Bedroom One

13'1" x 11'10"

Two wood double glazed windows to the front elevation, radiator, wooden flooring.

Bedroom Two

13'0" x 10'2"

Wood double glazed window to the rear elevation, radiator, built in storage cupboard.

Bathroom

Wood window to the rear elevation, white suite comprising panel bath with shower attachment over, low level WC, wall mounted wash hand basin, radiator.

Externally

To the rear of the property is an enclosed garden area being blocked paved with low maintenance artificial lawn area, having raised borders incorporating mature shrubs, cold water tap, and pedestrian gated access to the rear.

NOTE

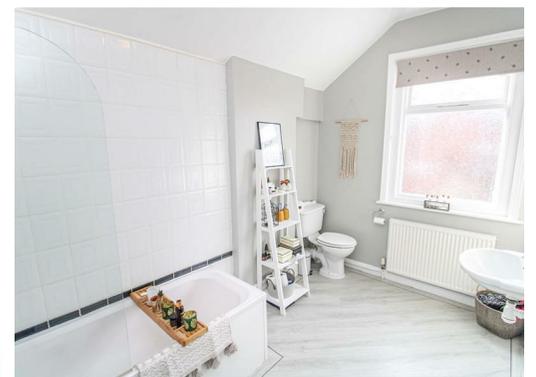
“Please note that the furnishings shown in the marketing photographs may differ from those currently within the property, as it is presently occupied by tenants. The property will be sold with vacant possession upon completion.”

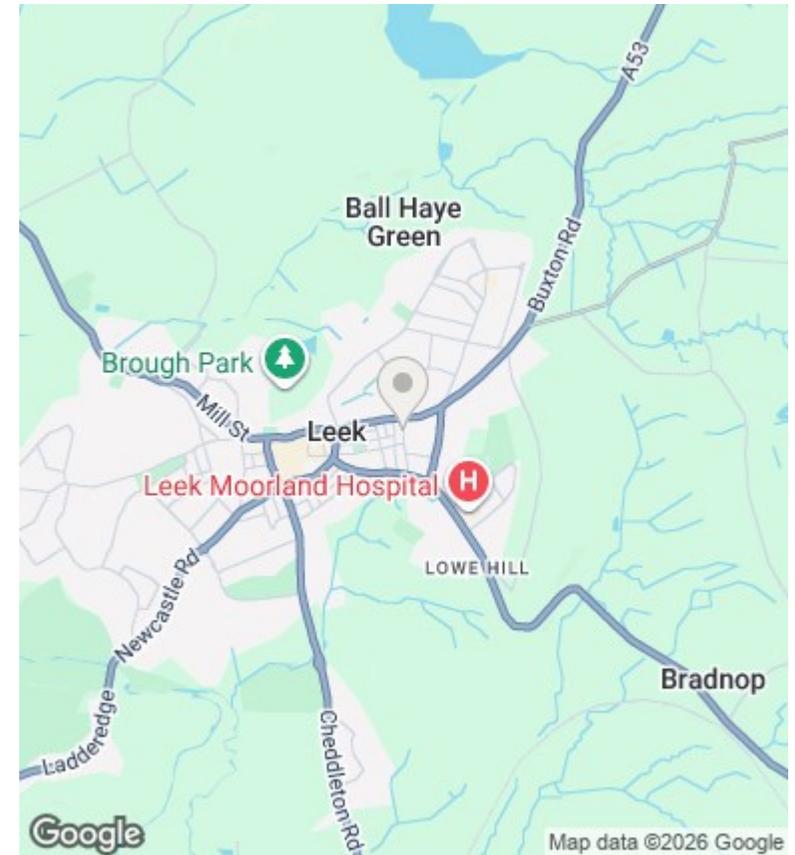
AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those

buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	