



## 24 Shirburn Road, Leek, Staffordshire, ST13 6LE

Offers In Excess Of £210,000

- Four bedroom terrace home
- Utility/WC
- Walking distance of the town centre
- Character and charm in abundance
- Two reception rooms
- Four double bedrooms
- Impressive accommodation over three floors
- Well equipped kitchen
- Bathroom
- Enclosed rear yard area



# 24 Shirburn Road, Leek ST13 6LE

Nestled on the charming Shirburn Road in Leek, this delightful four-bedroom terraced home offers an impressive living space spread over three floors. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The well-appointed WC/utility room adds to the convenience of daily living.

The accommodation is designed to cater to modern family life, providing ample space for everyone. Each of the four bedrooms is generously sized, ensuring comfort and privacy. The layout of the home allows for a seamless flow between rooms, making it an ideal setting for both family gatherings and quiet evenings in.

One of the standout features of this property is its proximity to the town centre, allowing residents to enjoy the vibrant local amenities, shops, and eateries that Leek has to offer, all within a short walking distance. Additionally, the paved garden to the rear provides a lovely outdoor space for relaxation or entertaining,



Council Tax Band: B



### **Hallway**

Composite double glazed door to the front, minton tiled floor, radiator, stairs to the first floor.

### **Dining Room**

12'2" plus bay x 9'10" reducing to 9'4"

uPVC double glazed bay window to the front. living flame gas fire, granite style surround, hearth and a composite mantle, radiator, wall lights and coving.

### **Living Room**

13'3" x 7'3"

Radiator, understairs storage cupboard, wood burning stove, wood mantle, uPVC double glazed window to the rear.

### **Kitchen**

13'3" x 7'3"

Range of fitted units to the base and eye level, space for a free standing fridge/freezer, stainless steel one and a half sink with drainer chrome mixer tap, uPVC double glazed door to the side, uPVC double glazed windows to the side, Worcester gas fired boiler, four ring gas hob, extractor, electric grill, fan assisted oven, tiled splash back.

### **Utility/WC**

7'1" x 5'5"

Low level WC, vanity wash and basin, chrome mixer tap, space and plumbing for washing machine and dryer, radiator, uPVC double glazed door and window to the side.

### **First Floor**

### **Landing**

Stairs to the second floor.

### **Bedroom One**

13'0" x 12'5"

uPVC double glazed window to the front, radiator, feature cast iron fireplace.

### **Bedroom Two**

10'6" x 10'4" max measurement

Feature cast iron fireplace, uPVC, double glazed window to the rear, radiator.

### **Bathroom**

7'5" x 7'1"

Radiator, panel bath, chrome shower over, shower screen, built in cistern, vanity wash hand basin storage beneath, chrome mixer tap, radiator, uPVC double glazed window to the rear, partly tiled.

### **Second Floor**

### **Bedroom Three**

13'0" max measurement x 10'5"

Cast iron feature fireplace, radiator, velux style window to the rear, built in wardrobes.

### **Bedroom Four**

12'2" x 10'11"

uPVC double glazed window to the front, radiator, storage cupboard, cast iron feature fireplace.

### **Externally**

To the rear is paved, with walled and fenced boundary, gated access to the rear.

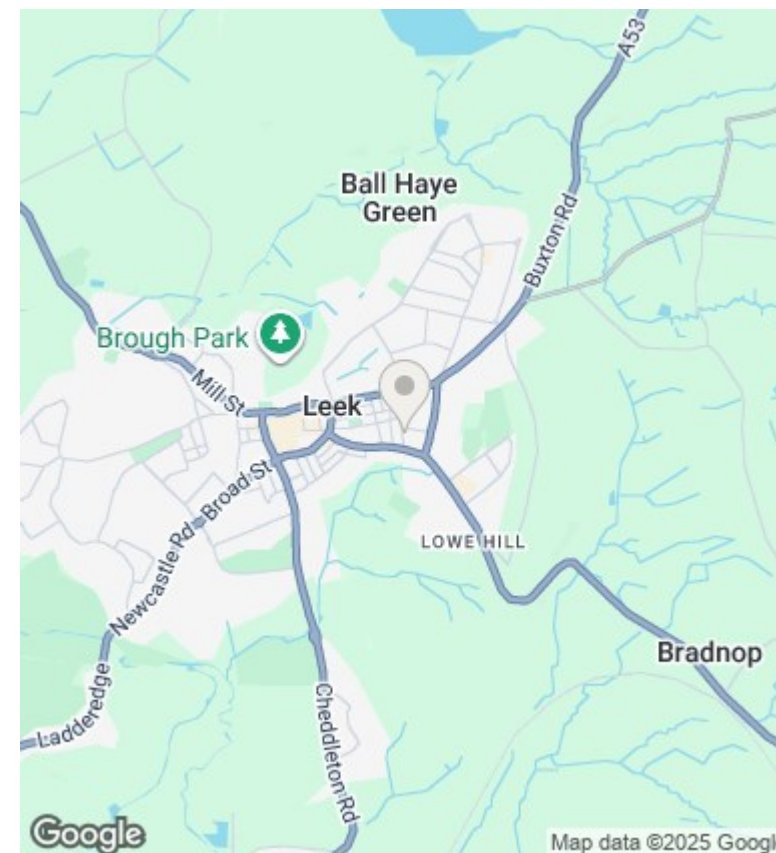








While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac CSDS



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC