



## 25 Shirley Street, Leek, ST13 8BG

Offers In The Region Of £220,000

- Well-presented mid-terraced property offering spacious and versatile accommodation
- Two generously sized bedrooms plus a useful loft room, ideal as a home office, hobby room or occasional bedroom
- Bright and welcoming lounge with underfloor heating and independent temperature controls
- Separate dining room featuring underfloor heating with its own individual controls
- Modern, well-appointed fitted kitchen complete with underfloor heating
- Convenient ground floor WC in addition to the first floor family bathroom
- Stylish first floor bathroom fitted with claw foot bath and separate shower enclosure
- East-facing rear courtyard providing a private outdoor space to enjoy the morning sunshine
- Detached timber garden room offering an excellent home office, gym or entertaining space

# 25 Shirley Street, Leek ST13 8BG

Whittaker & Biggs would like to welcome you to this delightful terraced house, built in 1900. With two inviting reception rooms, this home provides ample space for relaxation and entertaining. The two well-proportioned bedrooms ensure a restful retreat, while the thoughtfully designed bathroom features a luxurious claw foot bath and a separate shower enclosure, catering to all your bathing needs.

One of the standout features of this property is the useful loft room, which presents an excellent opportunity for a home office, playroom, or additional storage space. The ground floor benefits from underfloor heating in the sitting room, dining room, and kitchen, allowing for a warm and inviting atmosphere throughout the year, with separate controls for your convenience.



Council Tax Band: B



## Ground Floor

### Hall

Composite double glazed door with transom window to the frontage, radiator, stairs to the first floor.

### Sitting Room

12'5" x 9'3" not into bay

UPVC double glazed bay window with shutters to the frontage, built-in storage cupboards, under floor heating with dedicated control.

### Dining Room

12'9" x 12'8" max measurement

UPVC double glazed window to the rear, under floor heating with dedicated control.

### Kitchen

12'10" x 7'3"

Two UPVC double glazed windows to the side aspect, units to the base and eye level, ceramic hob, extractor hood, Prima electric fan assisted oven, integral microwave grill combination, integral Prima dishwasher, cupboard housing the Ideal gas-fired wall-mounted combi boiler, space for a freestanding fridge freezer, space and plumbing for a washing machine, under floor heating with dedicated control.

### Rear Hall

4'9" x 2'7"

UPVC double glazed door to the side aspect.

## WC

4'9" x 4'3"

UPVC double glazed window to the side aspect, wall mounted wash hand basin, chrome mixer tap, low level WC.

## First Floor

### Landing

Paddle steps to the second floor, storage cupboard, glazed loft hatch.

### Bathroom

12'9" x 7'1"

UPVC double glazed window to the rear with fitted blinds, claw foot bath, chrome mixer tap, handheld shower attachment, separate shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, anthracite ladder radiator.

### Bedroom One

12'9" x 12'5"

UPVC double glazed window to the frontage, radiator, built in wardrobe.

### Bedroom Two

12'3" x 7'4"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, radiator.

## Second Floor

## Loft Room

17'0" x 12'9"

Velux skylight to the frontage, Velux skylight to the rear.

## Externally

To the frontage, paved forecourt.

To the rear, paved courtyard, wall and fence boundary, timber garden room, timber pergola with polycarbonate roof.

## AML REGULATIONS

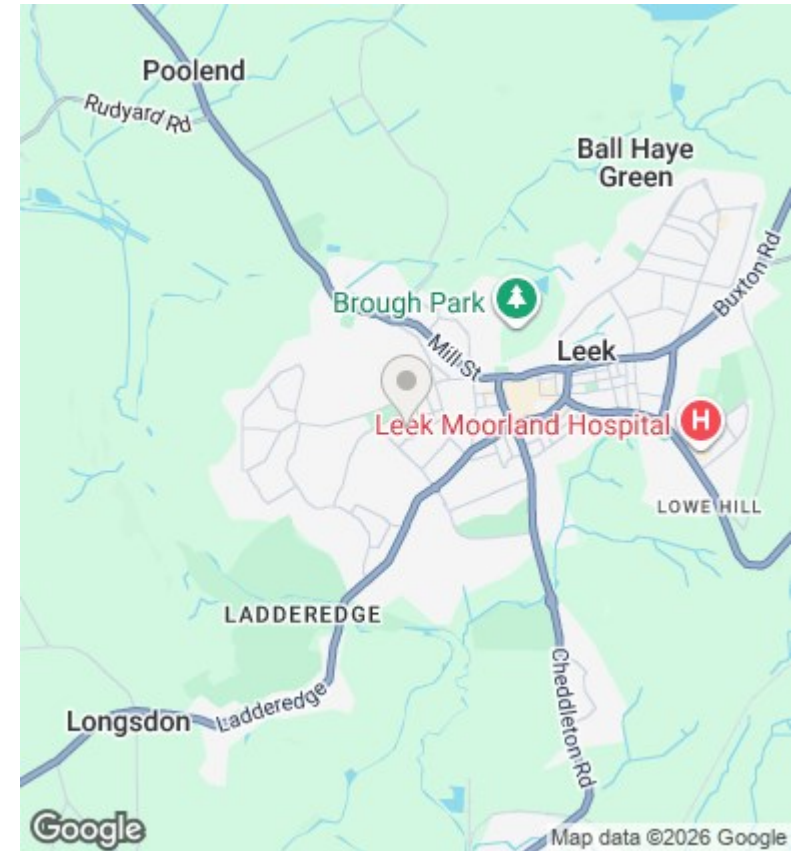
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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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. Made with Metropac ©2025



## 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		85
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	