



8 Queen Street

, Leek, ST13 6LS

£895 Per month



"Love begins at home, and it is not how much we do....but how much love we put in that action" Mother Teresa

A beautifully presented three-bedroom Victorian townhouse located in the heart of Leek. This stylish home effortlessly blends modern living with original period features, offering high ceilings and elegant sash windows, contemporary finishes, with spacious living areas, a usable cellar and well-proportioned bedrooms over three floors.

This property is not to be missed - highly recommend a viewing!!

#victorianhomes#modernliving#elegant



Denise White Estate Agent Comments

We are absolutely thrilled to offer this unique, period town house To Let . Situated within the heart of the market town of Leek, presented to an exceptional standard throughout.

Just a stone's throw from the town centre is this elegant, period town house. The property provides flexible three-storey family accommodation to suit the majority of requirements. Reflecting the evolution of the property throughout the ages yet providing for modern day living standards.

The property briefly comprises of: Lounge, dining room, modern kitchen with integrated oven, hob and extractor with space for white goods and access to the cellar. On the first floor you will find two double bedrooms and a great size family bathroom and to the second floor a very generous loft room.

The courtyard walled garden is located to the rear of the property with a pleasant seating area, providing low maintenance outside space. Parking is on street, however benefits from a near by carpark that is free from 3.30pm through to 9am.

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 to 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.

raditional 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.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

Living Room 12'0"-12'1" (3.66-3.69)

Fitted carpet. Wall mounted radiator. Window To the front aspect. Wall lights. Ceiling light. Open plan Access into dining area.

Dining Room 12'0"-13'0" (3.66-3.97)

Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Access to kitchen. Open plan living area. Access to entrance hallway. Ceiling light.

Kitchen 11'0"-8'1" (3.37-2.48)

Vinyl flooring. Wall mounted radiator. Range of wall and base units. Integrated Lamona oven. Gas hob. Drainer style sink unit. Boiler access. Access to dining area. Access to cellar. UPVC double glazed window to side aspect. Ceiling light.

Bedroom One 15'10"-12'2" (4.85-3.71)

Fitted carpet. Wall mounted radiator. Fireplace. Window to the front aspect. Ceiling light.

Bedroom Two 12'9"-9'9" (3.90-2.98)

Wooden flooring. Wall mounted radiator. Fireplace. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Three/ Loft Room 25'4"-14'9" (7.73-4.50)

Fitted carpet. Wall mounted radiator. Skylight windows. Stairs leading down to 1st floor landing.

Bathroom 8'2"-10'7" (2.49-3.23)

Wall mounted radiator. Pedestal style wash handbasin. Bath tub with shower attachment. WC. Fitted storage. Obscured UPVC double glazed window. Ceiling light.

Cellar

Outside

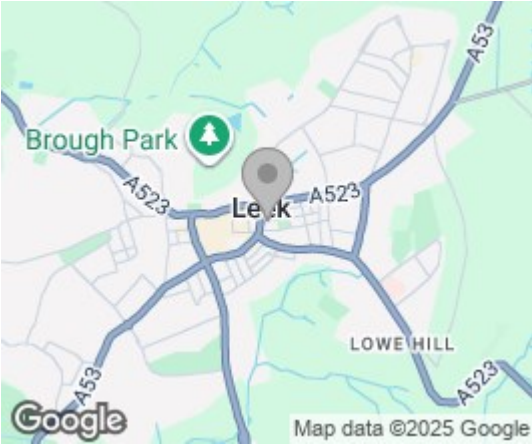
Holding Deposit

1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. This equals £207.00

Security Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit. In this case the deposit would be £1032.00

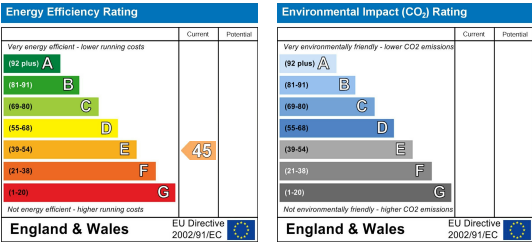
Area Map



Floor Plans



Energy Efficiency Graph



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