



## 56 Queen Street

, Leek, ST13 6LL

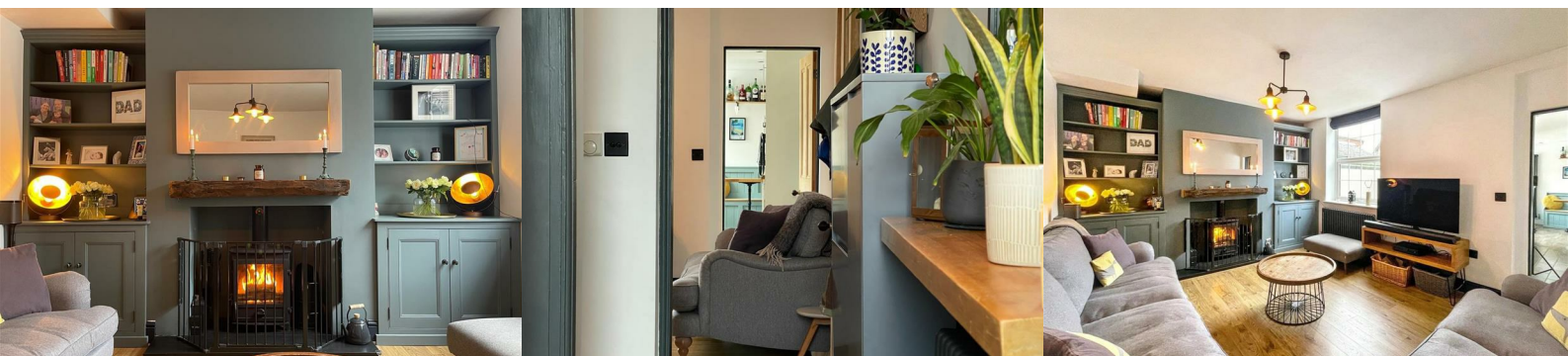
Offers over £250,000



CALL US 9AM - 9PM 7 DAYS A WEEK TO ARRANGE A VIEWING!

"In restoring a house one must first realize its period, feel its personality and try to bring out its good points." – Nancy Lancaster

A beautifully presented four-bedroom townhouse set across three spacious floors, ideally positioned on one of Leek's most sought-after and historic streets in the heart of the town centre. Full of character and charm, this elegant home combines beautiful period features with stylish interiors, versatile living space, a stunning kitchen diner, and a private cobbled courtyard. A truly special home offering space, warmth, and convenience in an exceptional location.



### Denise White Estate Agents Comments

A beautifully presented four-bedroom townhouse, positioned on one of Leek's most sought-after streets, showcasing elegant architecture and rich local history, all within the heart of Leek town centre.

This charming and characterful home offers spacious and versatile accommodation set across three floors, seamlessly blending period features with tasteful modern styling.

Upon entering, you are welcomed by a beautiful entrance hall with tiled flooring and a staircase rising to the first floor, immediately setting the tone for the style and warmth found throughout the home.

To the front of the property is a versatile reception room, currently utilised as a playroom, but equally suited as a home office, formal dining room, or cosy snug. From here, there is also access down to the cellar, providing useful additional storage.

The main living room is a wonderfully well-proportioned and inviting space, featuring bespoke shelving and cabinetry built into the alcoves, alongside a cosy log burner which creates a striking and welcoming focal point.

To the rear of the property is a light-filled shaker-style kitchen diner, thoughtfully designed for modern family living. This classic and stylish space includes a built-in breakfast nook, making it the perfect place to cook, dine, and gather together. There is also direct access from the kitchen to the private rear yard.

The first floor hosts the impressive primary bedroom, beautifully decorated in a sumptuous moody green, creating a calming and restful retreat. This room also benefits from built-in storage and a cast iron feature fireplace, adding to its charm and character.

Also on this floor is a single bedroom, ideal as a child's room, nursery, dressing room, or home office, along with a truly standout family bathroom. Beautifully appointed, this space combines modern interiors with traditional fittings, including a claw-foot bath, separate shower, and stylish vanity unit – a bathroom that is both functional and fabulous.

To the second floor, the property continues to impress with two further beautiful double bedrooms nestled within the eaves, both benefitting from built-in storage. One bedroom features a cast iron fireplace, while the other enjoys the luxury of its own ensuite shower room.

Externally, the home offers a private cobbled rear yard, providing a peaceful and low-maintenance outdoor space, perfect for sitting out and relaxing. There is also gated side access and a useful storage shed.

A rare opportunity to acquire a stylish and substantial period townhouse in such a desirable central Leek location, this wonderful home is perfect for families, professionals, or anyone seeking character, space, and convenience in equal measure.

### 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.

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 wine 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.

### Entrance Hall 13'6" x 3'3" (4.14 x 1.00)

Tiled flooring. Wooden door to the front aspect. Wall mounted column radiator. Stairs to the first floor accommodation. Ceiling light.

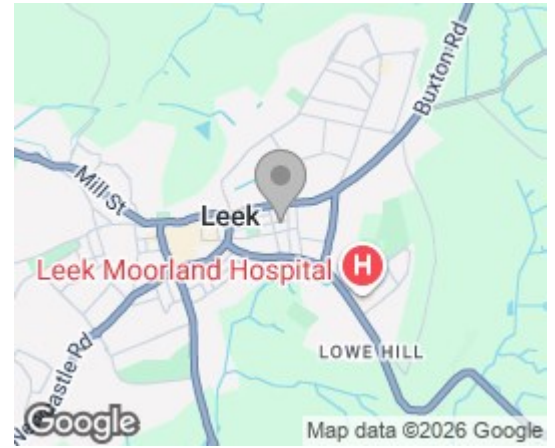
### Front Room 11'0" x 10'0" (3.37 x 3.06)

Fitted carpet. Wall mounted radiator. Partially obscured UPVC double glazed window to the front aspect. Access to cellar. Ceiling light.

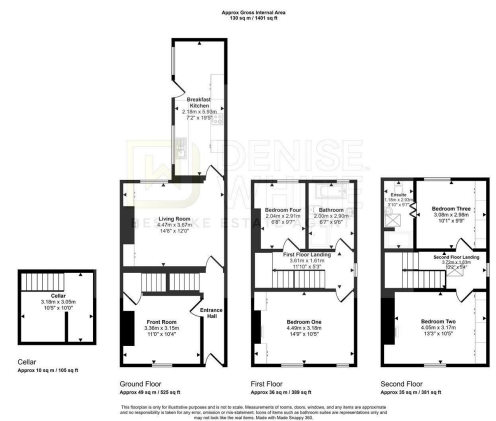
### Living Room 12'1" x 14'9" (3.70 x 4.51)

Laminate flooring. Wall mounted column radiator. UPVC double glazed window to the rear aspect. Multi fuel burner with wooden mantle above. Storage built into eaves. Ceiling light.

## Area Map



## Floor Plans



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.

## Energy Efficiency Graph

