



North Avenue, Leek, Staffordshire, ST13 8DP.
Offers in Excess Of £150,000

Est. 1930
**Whittaker
& Biggs**

North Avenue, Leek, Staffordshire ST13 8DP.

This immaculately presented two bedroom terrace home is situated in the highly regarded location of North Avenue, situated in the West End of town and accessed via a one way street. The property boasts a 23ft open plan layout, having a light and airy living/dining area, contemporary fitted kitchen and bathroom, useful utility, two generous bedrooms and enclosed yard area to the rear.

You're welcomed into the property through the forecourt and into the living/dining area. Ample room is available for both living/dining furniture, with access to the first floor. The kitchen is located to the rear, having fitted base units, four ring gas hob, extractor, electric fan assisted oven, integral fridge/freezer with access to the rear yard and utility, having plumbing for a washing machine.

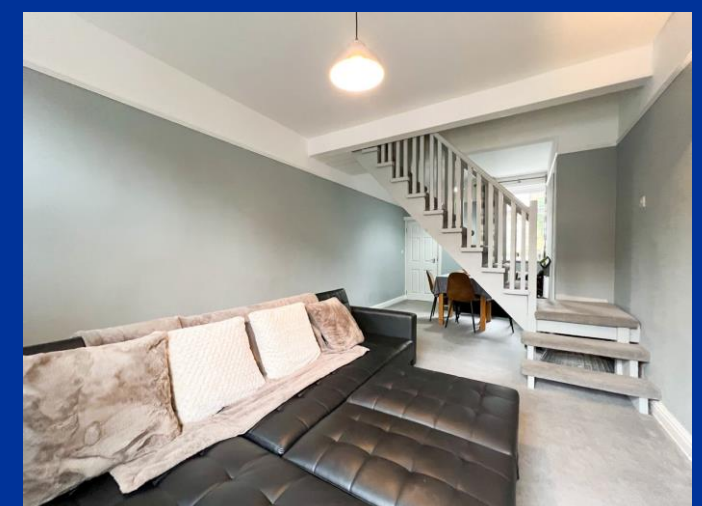
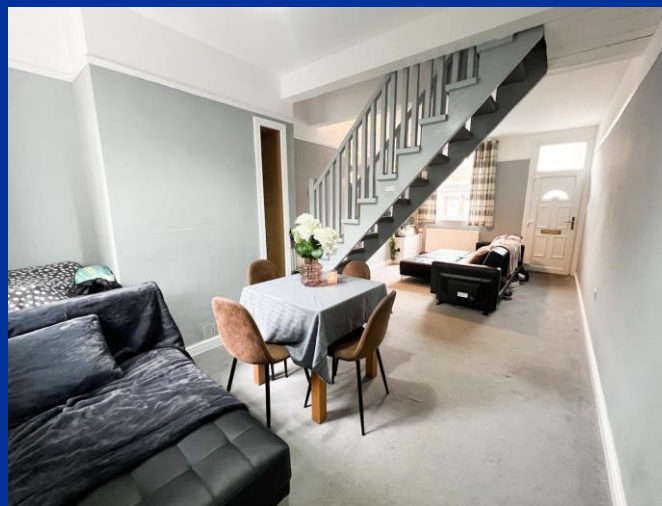
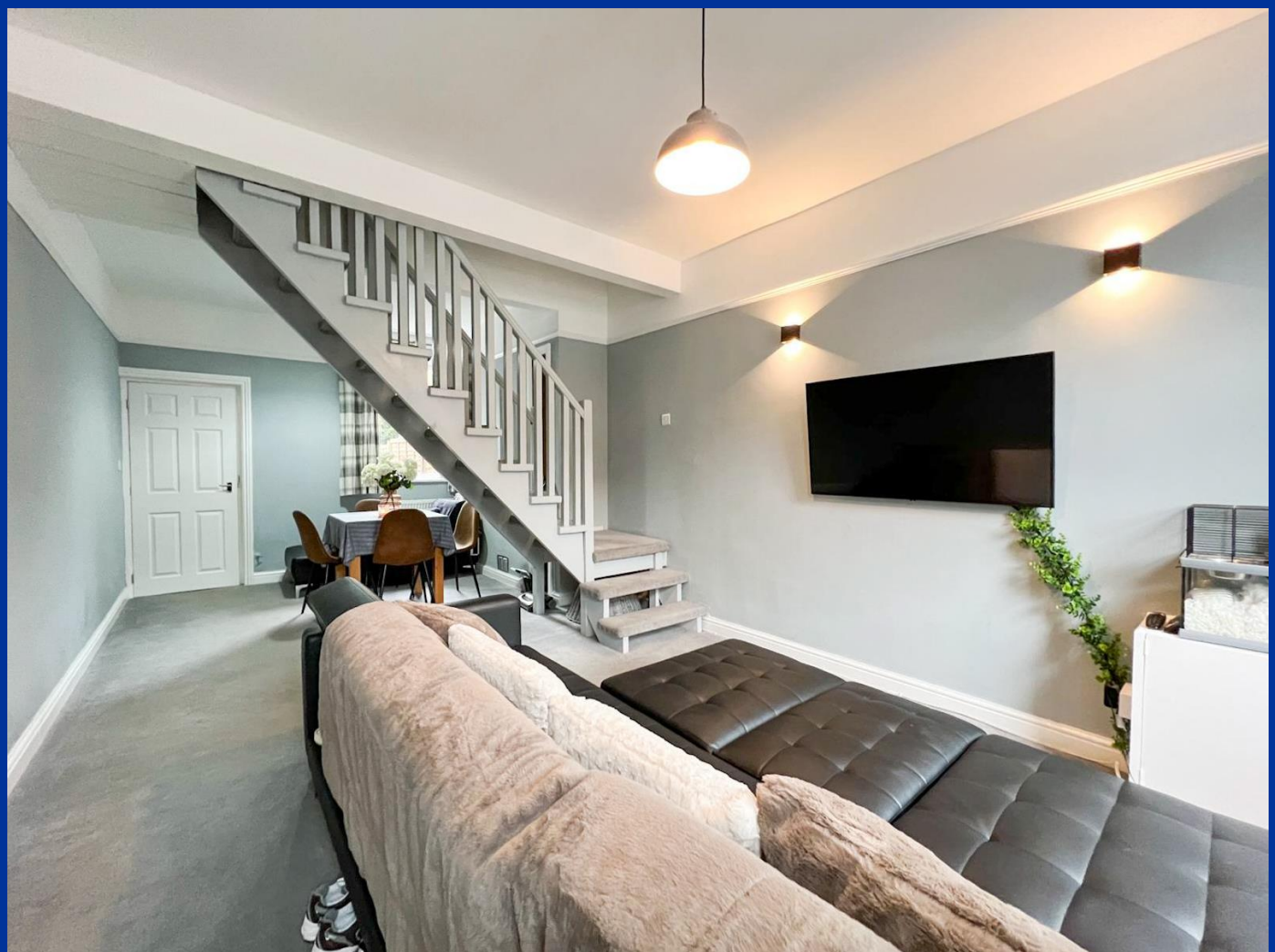
To the first floor the landing has natural light from a window located to the side and built in storage. The two bedrooms also have built in storage and are well proportioned. The bathroom is well equipped with a p-shaped shower bath, having integral chrome fittings, pedestal wash hand basin, low level WC and partly tiled.

Externally to the rear is an enclosed rear yard, with gated access.

A viewing is highly recommended to appreciate this well presented home, its spacious layout and desirable location.

Situation

Ideally located within the catchment of the sought after Westwood Schools and just a short walk from the Leek town centre.



Living Room/Dining Room 23' 8" x 11' 1" (7.21m x 3.39m)

UPVC double glazed door and window to the front elevation, UPVC double glazed window to the rear elevation, two radiators, staircase to the first floor.

Kitchen 11' 7" x 5' 6" (3.54m x 1.68m)

UPVC double glazed door and window to the side elevation, radiator, range of units to the base level, four ring gas hob, extractor fan, electric oven, stainless steel sink unit with drainer and mixer tap, integral fridge, integral freezer.

Utility 2' 9" x 5' 6" (0.85m x 1.68m)

UPVC double glazed window to the side elevation, plumbing for washing machine, space for dryer, part tiled.

First Floor

Landing

UPVC double glazed window to the side elevation, built in storage.

Bedroom One 11' 11" x 11' 1" (3.63m x 3.39m)

UPVC double glazed window to the front elevation, radiator, built in cupboard over stairs.

Bedroom Two 8' 2" x 8' 4" (2.50m x 2.53m)

UPVC double glazed window to the rear elevation, radiator, built in cupboards and loft access.

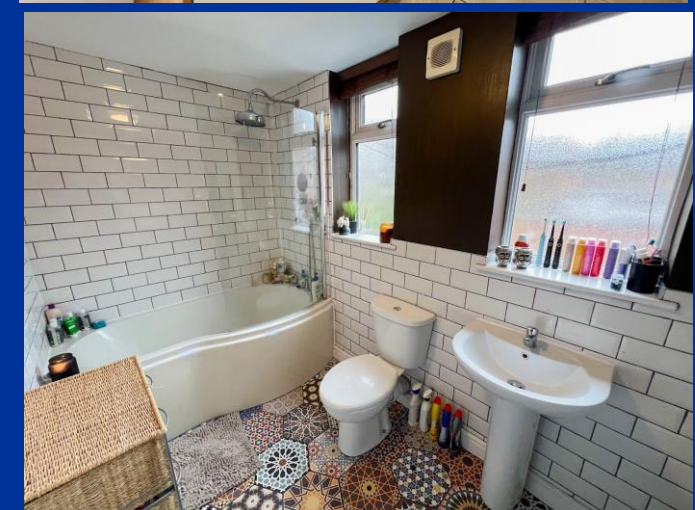
Bathroom 9' 7" x 5' 7" (2.93m x 1.71m)

Two UPVC double glazed windows to the side elevation, traditional style radiator, P-shaped bath with integral shower over and integral controls, low level WC, pedestal wash hand basin, partly tiled, extractor fan.

Externally

To the front, forecourt with walled boundary.

To the rear yard is laid to concrete, fenced boundaries, gated access.



Note:

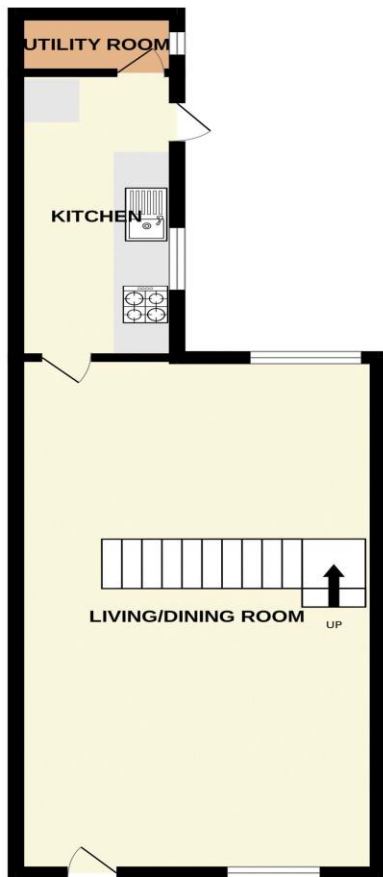
Council Tax Band: A

EPC Rating: D

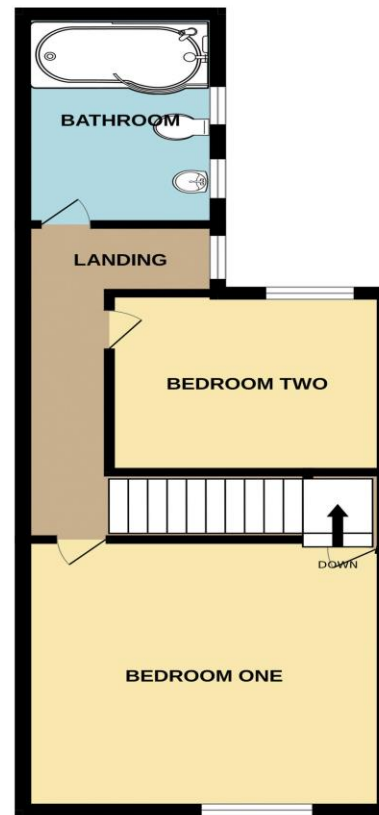
Tenure: believed to be Freehold



GROUND FLOOR



FIRST FLOOR





Directions

From our Derby Street, Leek, offices proceed along Ball Haye Street, at the traffic lights turn left into Stockwell Street, follow this road and as the road forks just after passing the old church take the left hand fork into West Street. Continue along this road taking the fifth turning right into North Avenue, where the property is situated on the right-hand side identifiable by Whittaker & Biggs 'For Sale' board

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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