



Eversley Avenue, Leek, ST13 5HS.
£225,000

Whittaker & Biggs Est. 1930

Eversley Avenue, Leek, ST13 5HS.

This well presented three bedroom semi detached family home is nestled within a quiet cul de sac location and is within a convenient position, being within walking distance of the town centre. The property boasts a 21ft living/dining room, has characterful oval bay windows to the front and rear, contemporary kitchen, bathroom, driveway and low maintenance garden to the rear.

You're welcomed into the property via the hallway, with the living/dining room off. The kitchen is located to the rear of the property and has a good range of high gloss units to the base and eye level, is equipped with plumbing for a washing machine, space for a dryer, space for a dishwasher, 1 1/2 stainless steel sink, four ring gas hob, extractor, electric grill/fan assisted oven and access to the rear garden.

To the first floor a light and airy landing provides access to three well proportioned bedrooms, with bedroom one and two both having oval bay windows. The bathroom suite comprises of a panel bath having mixer tap, shower attachment, vanity wash hand basin, low level WC and houses the gas fired boiler. Externally to the frontage is a tarmacadam driveway with gated access to the rear garden.

The rear garden is mainly laid to Indian stone patio, lawn, composite decking and is fully enclosed with excellent views.

A viewing is highly recommended to appreciate this homes convenient position, spacious layout and original features.

Situation

This family home is ideally situated towards the West End of the town centre. An ideal home being within the catchment for the sought after Westwood Schools which are all within walking distance. Morrison's supermarket is a short stroll away together with various country walks along the Ladderedge Country Park.



Entrance Hall

Composite double glazed door to the front elevation, two UPVC double glazed windows to the front elevation, stairs to the first floor, radiator, understairs storage cupboard with UPVC double glazed window to the side elevation.

Living/Dining Room 21' 5" x 10' 4" (6.53m x 3.15m)

UPVC double glazed oval bay window to the front and rear elevation, two radiators.

Kitchen 12' 2" x 6' 7" (3.72m max measurement x 2.01m reducing to 1.60m)

Range of gloss units to base and eye level, plumbing for washing machine, space for dryer, space for a dishwasher, one and half stainless steel sink unit with mixer tap, UPVC double glazed window and door to the side elevation, UPVC double glazed window to the rear elevation, four ring stainless steel gas hob, stainless steel extractor fan, electric grill and fan assisted oven, tiled splashbacks, Karndeian flooring, inset downlighters.

First Floor

Landing

UPVC double glazed window to the side elevation, loft access.

Bedroom One 11' 5" x 10' 5" (3.49m plus bay x 3.18m into wardrobe)

UPVC double glazed oval bay window to the rear aspect, radiator, fitted wardrobes.

Bedroom Two 10' 0" x 10' 4" (3.06m plus bay x 3.16m)

UPVC double glazed oval bay window to the front elevation, radiator.

Bedroom Three 6' 8" x 6' 9" (2.04m x 2.05m)

UPVC double glazed window to the front elevation and radiator.

Bathroom 8' 8" x 6' 6" (2.65m x 1.99m)

Two UPVC double glazed windows to to the side elevation, panel bath with mixer tap and shower attachment, vanity wash hand basin, lower level WC, radiator, extractor fan, inset downlighters, wall mounted gas fired boiler, part tiled.

Outside

To the front aspect is a tarmacadam driveway and gated access to the side aspect. The side aspect is laid with Indian stone, outside water tap and fenced boundaries.

Rear Garden

Tiered garden incorporating Indian stone patio area to the upper tier with lawn and composite decking to the lower tier. Gravel area with fenced boundaries, timber shed.



Note:
Council Tax Band: B

EPC Rating: D

Tenure: believed to be Freehold





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2019



Directions

From our Derby Street, Leek, offices proceed along Haywood Street and at the traffic lights continue straight ahead. Follow this road for a short distance taking the first turning right into Sneyd Street and continue along taking the first turning right into Eversley Avenue where the property is situated on the right hand side identifiable by the agents 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.

45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**