



Tittesworth Avenue, Leek, Staffordshire, ST13 6PS.
Offers in the Region Of £225,000

Whittaker Est. 1930
& Biggs

Tittesworth Avenue, Leek, ST13 6PS.

This four bedroom semi detached family home has been modernised to a high standard throughout and also includes the addition of a loft conversion, creating a spacious bedroom with ensuite shower facilities. The property boasts a contemporary dining kitchen, 17ft living room with wood burning stove and fitted cupboards. Impressive driveway to the frontage, laid to block paving and providing off street parking for a number of vehicles.

You're welcomed into the property via the hallway, having access to the first floor, dining kitchen and living room. The living room is a light and airy space and the dining kitchen is well equipped. Integrated appliances include, fridge, freezer, dishwasher, microwave, electric fan assisted oven, induction hob, extractor, breakfast bar and ample room for a dining table and chairs.

To the first floor are three well proportioned bedrooms, which are serviced via a family bathroom, which incorporates a panel bath with shower over.

To the second floor is a further bedroom, having Velux style windows to the rear aspect and ensuite shower room, having a walk in shower enclosure, WC, wash hand basin and black fittings.

Externally to the frontage is a block paved driveway providing access to the garden store, timber framed with pedestrian access to the rear. The rear garden is low maintenance with a slabbed patio, slate chippings, fenced, ideal for families with children and pets.

A viewing is highly recommended to appreciate the properties specification, spacious layout and plot.

Situation

This property would prove suitable for a growing family being close to the town, Brough Park Leisure Centre is also on your doorstep together with local schools. Leek benefits from many independent retailers and supermarkets.



Entrance Hallway

Composite double glazed door to the front elevation, anthracite wall mounted radiator, staircase to the first floor, panelling.

Living Room 17' 9" x 10' 0" (5.40m x 3.04m)

UPVC double glazed window to the front elevation, radiator, UPVC double glazed window to the rear elevation, wood burning stove set on tiled hearth, built in cupboards.

Dining Kitchen 10' 8" x 13' 3" (3.26m x 4.05m)

Range of fitted units to the base and eye level, integral dishwasher, induction four ring hob with extractor above, Lamona integral microwave, Bosch integrated fan assisted oven, built in fridge, built in freezer, integral Worcester combi boiler, radiator, breakfast bar, stainless steel one and half bowl sink unit with mixer tap, UPVC double glazed window and door to the rear elevation, inset downlights.

First Floor

Half Landing

UPVC double glazed window to the side elevation.

Landing

UPVC double glazed window to the front elevation, staircase to the second floor.

Bedroom Two 9' 11" x 14' 0" (3.03m x 4.26m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Three 7' 5" x 11' 8" (2.25m x 3.56m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Four 10' 4" x 6' 8" (3.15m x 2.04m)

UPVC double glazed window to the rear elevation, radiator, built in storage cupboards.

Bathroom 5' 10" x 4' 11" (1.79m x 1.49m)

Panelled bath with integral shower and taps, corner toilet, wall mounted sink unit, UPVC double glazed window to the rear elevation, extractor fan.

Second Floor

Half Landing

UPVC double glazed window to the side elevation.

Bedroom One 8' 4" x 14' 7" (2.54m x 4.45m)

Two Velux style windows to the rear elevation, eaves storage, inset downlights.

Ensuite Shower Room 3' 8" x 8' 8" (1.11m x 2.63m)

Low level WC, wall mounted sink unit with black tap, shower enclosure with black fitment, heated towel radiator, Velux style window to the rear elevation, shower tray.

Outside

Blocked paved driveway, hedged boundaries, access to timber framed store with door to the rear elevation.

The rear garden is laid to patio and gravel, fenced boundaries, outside water tap.



Note:
Council Tax Band: B

EPC Rating: C

Tenure: believed to be Freehold

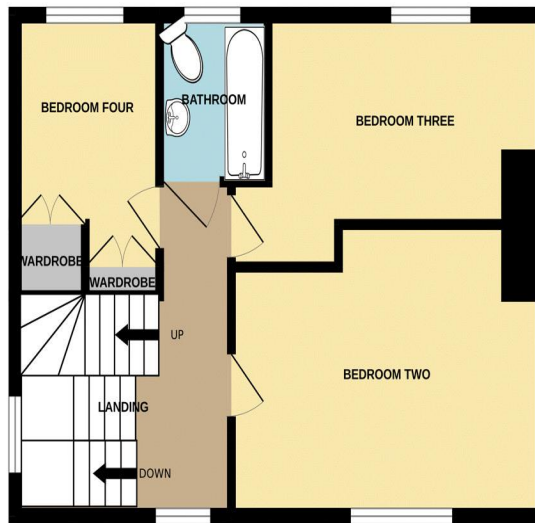




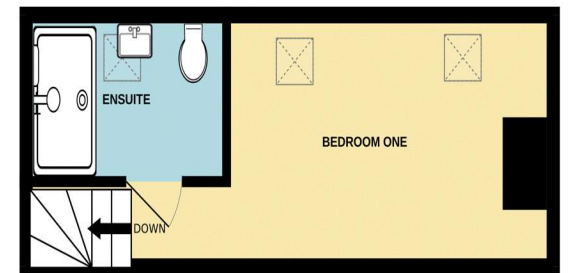
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Directions

From our Derby Street, Leek offices proceed along Ball Haye Street and at the traffic lights continue straight ahead into Ball Haye Road. Follow this road passing Brough Park Leisure Centre on the left hand side and continue which then becomes Ball Haye Green. Just after passing the Recreation Ground on the left hand side, take the second turning left on to Tittesworth Avenue where the property is situated at the end of the street on the right hand side.

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

www.whittakerandbiggs.co.uk

Whittaker Est. 1930
& Biggs