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**10 Spencer Avenue, Leek, ST13 5PA**



# 10 Spencer Avenue, Leek, ST13 5PA

## Offers In The Region Of £399,950

(Subject to Contract)

### *Description*

The sale of 10 Spencer Avenue represents a superb opportunity to purchase a fine example of a late Victorian/early Edwardian town house that has retained a wealth of elegant period features throughout the property. These including entrance hall with feature tiled flooring, original coving and feature fire places.

An extremely spacious property providing beautifully proportioned accommodation, with large reception rooms, which is ideally suitable for family occupation. Located in a well established and highly regarded residential area tucked away from the town centre, however, within easy walking distance to all the local amenities.

The property benefits from Upvc double glazing and gas fired central heating.

The accommodation is arranged over three floor and briefly comprises: Entrance Hall with access to the Cellar, Lounge, Living Room, Shower Room, Dining Room and Kitchen to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor. Landing Area and Two Bedrooms are located on the top floor.

To the rear of the property is an enclosed yard and small gravelled low maintenance garden area with access to Dampier Street.

All in all this is a superb family property on one of Leek's sought after streets and an internal inspection is essential to appreciate what is on offer.

### ***Entrance hall***

Feature tiled flooring. Coving. Radiator. Access to cellar.



***Living room 3.78m x 4.52m (12'5 x 14'10)***

Radiator. Wood flooring. Coving. Open fire with feature surround.

***Lounge 4.24m x 3.35m (13'11 x 11')***

Radiator. Wood flooring. Gas fire with feature surround. Coving.

***Shower room 2.01m x 1.30m (6'7 x 4'3)***

Shower cubicle. W.c. Wash basin. Tiled floor. Tiled walls.

***Dining room 3.66m x 3.18m (12' x 10'5)***

Radiator. Wood flooring. Cupboard housing central heating boiler.

***Kitchen 4.50m x 3.05m (14'9 x 10')***

Wall and base units. Belfast sink unit with mixer tap. Integrated fridge, freezer and dishwasher. Cooker point. Extractor unit. Wood flooring. Breakfast bar. Rear door. Spotlights.

***Landing area***

Stairs off.

***Bedroom 5.16m x 4.27m (16'11 x 14')***

Radiator. Feature fire place.

***Bedroom 4.37m x 3.35m (14'4 x 11')***

Radiator. Wood flooring. Storage cupboard. Feature fire place.

***Bedroom 2.62m x 3.18m (8'7 x 10'5)***

Radiator.



***Bathroom 2.44m x 2.16m (8' x 7'1)***

Roll top bath with feeder shower. W.c. Wash basin. Radiator. Tiled walls. Tiled floor.

***Landing area***

Loft access.

***Bedroom 5.18m x 2.82m (17' x 9'3)***

Radiator. Wood flooring. Feature fire place.

***Bedroom 3.02m x 2.82m (9'11 x 9'3)***

Radiator. Sky light. Feature fire place.

***Outside***

To the rear of the property is an enclosed yard and small gravelled low maintenance garden area with access to Dampier Street.

***Viewing***

By prior appointment through the Agents.







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