



22 Geoffrey Avenue  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



# 22 Geoffrey Avenue

Leek

Staffordshire, ST13 5PQ



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acre(s)

\* A two bedroom semi detached property pleasantly situated in quiet cul-de-sac location.

\* The property is ideally situated just on the outskirts of the town centre and for other amenities and falls within the catchment area for the popular Westwood schools.

£825 Per Month



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

## Entrance Hall

Radiator. Stairs off. Understairs storage.

## Living Room

11'10 x 17'5 into bay

Radiator x 2. Gas fire. Bay window.

## Kitchen

10'7 x 7'6

Wall and base units. stainless steel sink unit with drainer. Cooker point. Plumbing point. Radiator. Extractor unit.

## Rear Hall

Rear door.

## W.c

W.c.

## Landing Area

Loft access.

## Bedroom

14'8 x 9'11

Radiator. Built-in storage.

## Bedroom

9'11 x 9'2

Radiator.

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



## Shower Room

7'7 x 5'9

Shower cubicle. W.c. Wash basin. Radiator.

## Outside

Attractive low maintenance rear garden area which is mainly paved, display borders and storage shed. Driveway to front providing off street parking.

## Viewings/Applications/ References

All viewings to be made by prior appointment via Bury and Hilton.

Application forms to be obtained from the Leek office. All applicants must provide a copy of their passport (non-UK passport holders should also supply their Right To Rent Share Code).

References to be carried out by HomeLet on behalf of Bury and Hilton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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