



# Eversley Avenue

Leek



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

**24 Eversley Avenue**  
Leek  
Staffordshire, ST13 5HS

- Semi-Detached Property
- Three bedrooms
- Extended Accommodation
- Cul-De-Sac Position
- Outskirts Of Town Location
- Gas Central Heating & Double Glazing
- Excellent Sized Plot
- Feature Sitting / Patio Area
- An Ideal Family Home

**Offers in the region of : £279,950**



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Council Tax  
Band

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Leek Office - 01538 383344



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## 24 Eversley Avenue

This immaculate three bedroom semi-detached family home is located in a very sought after and quiet cul-de-sac setting just on the outskirts of the town centre, offering easy access to shops, schools and amenities.

The property offers extended accommodation to the ground floor, ideal for family occupation and boasts a very generous sized plot with landscaped gardens and feature sitting / patio area to rear.

Benefiting from Upvc double glazing and gas fired central heating the property briefly comprises: Entrance Hall, Through Living Room / Dining Room, Excellent sized Kitchen / Diner with breakfast bar, Rear Hall, W.c and Conservatory to the ground floor. Landing Area, Three Bedrooms and Bathroom with feature jacuzzi bath to the first floor.

Externally the property offers off street parking for a small car and occupies a large end of cul-de-sac plot with lawned garden area, summerhouse and a fabulous elevated decked sitting / patio area with feature lighting.

A very appointed property of which an internal inspection is essential.

# Accommodation

## Entrance Hallway

Stairs off. Radiator. Understairs storage.

## Living Room / Dining Room

Radiator. Rear door. Bay window. Coal effect gas fire with feature surround.

## Kitchen / Diner

Wall and base units. Granite work-tops. Sink unit with drainer, rinsing bowl and mixer tap. Plumbing point. Cooker point. Extractor unit. Breakfast bar. Laminate flooring. Radiator x 2. Integrated microwave.

## Rear Hall

Side door.

## W.C.

W.c. Wash basin. Radiator. Wall mounted boiler.

## Conservatory

Laminate flooring. Radiator. Double doors to side.

## Landing area

Loft access.

## Bedroom

Radiator. Bay window.

## Bedroom

Radiator. Bay window.

## Bedroom

Radiator. Fitted storage units.

## Bathroom

Corner jacuzzi bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail. Tiled floor. Tiled walls.,



# Accommodation

## Outside

Externally the property offers off street parking for a small car and occupies a large end of cul-de-sac plot with lawned garden area, summerhouse and a fabulous elevated decked sitting / patio area with feature lighting.

**Method of Sale:** The property is offered for sale by private treaty.

**Services:** Mains electric, water and gas are connected

**Tenure & Possession:** The property will be sold freehold with vacant possession upon completion.

**Rights of Way, Wayleaves and Easements:** The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

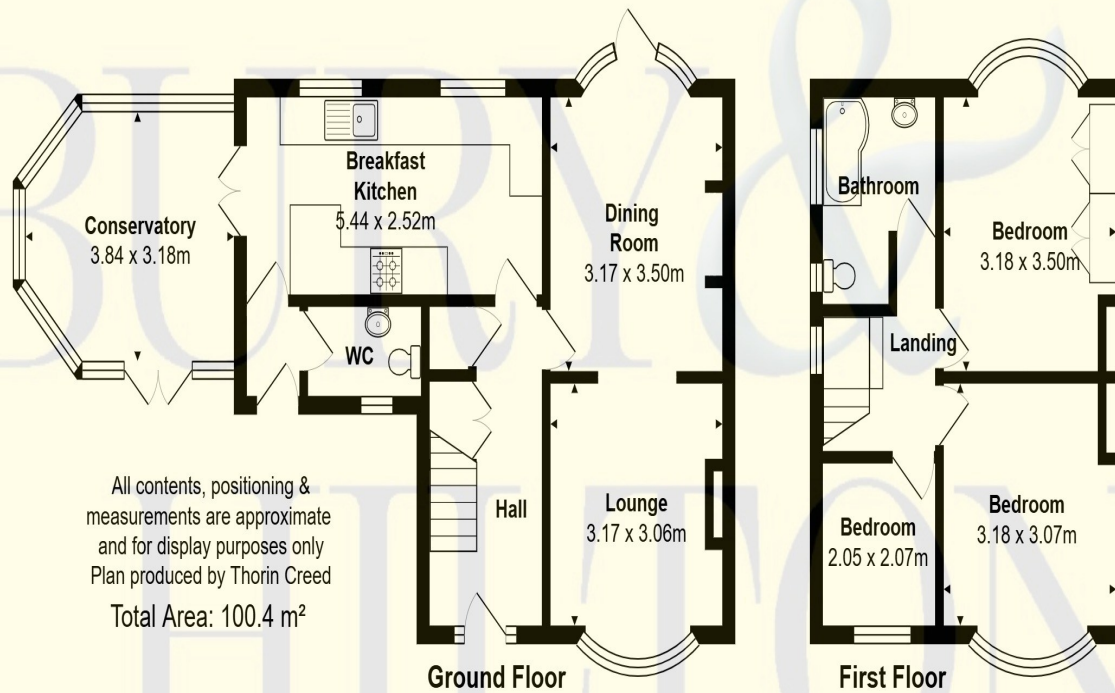
## Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Local Authority:** Staffordshire Moorlands District Council

**Viewing:** Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.





**Broadband Connectivity:**

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

**Mobile Network Coverage:**

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

**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.



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