



9 Hawsworth Avenue, ST13 5RS

Asking price £250,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

A Two Bedroomed Bungalow located in a Popular and Well Established Residential Area in the West End of the Market Town of Leek. In need of some updating, this Bungalow presents the perfect opportunity for a purchaser to put their own stamp on it and create their ideal home.

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Denise White Estate Agent Comments

Tucked away on a quiet street on the outskirts of Leek Town Centre, we are pleased to offer to the market this two bedroom detached bungalow with the added bonus of off road parking and a gorgeous back garden.

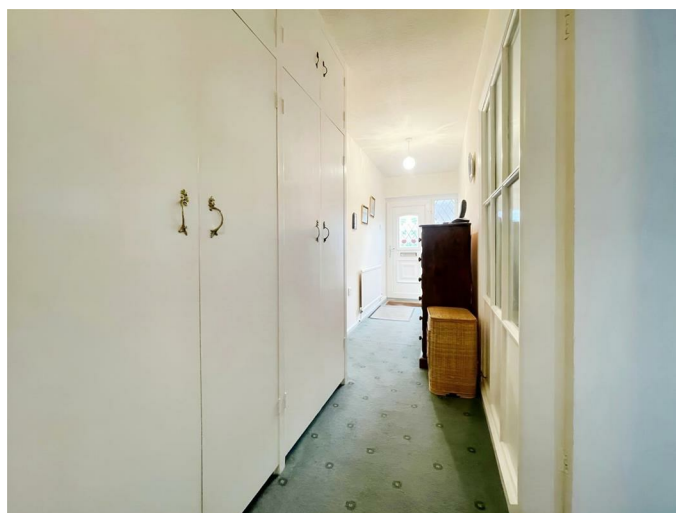
You are welcomed in to the Entrance Hall which gives access to all rooms. The Lounge and bedrooms are all excellently sized rooms with plenty of natural light and the kitchen has been fitted with a range of units with plenty of storage space including a built in pantry in the rear porch. The family bathroom features a modern suite with a walk in shower, vanity hand basin and a chrome heated towel rail.

The property is approached over a tarmacked driveway which sits alongside a small lawned garden, providing off road parking. To the rear of the property there is a good sized, private and enclosed garden which comprises of a paved patio seating area with a pathway leading to the far side of the garden where another patio area and shed for storage is situated.

Ideally located within walking distance of local shops and supermarkets, and within easy reach of the highly regarded west end schools. Leek Town Centre is also just a short drive (or a 15 minute walk!) away which offers a wonderful range of independent shops, tearooms, pubs, bars and restaurants.

Entrance Hall

21'0" x 4'3" (6.42 x 1.32)



uPVC front door, carpet, radiator, ceiling light and built in storage cupboards.

Lounge

16'6" x 11'11" (5.03 x 3.65)



uPVC bay style window to the front and a second uPVC window to the side aspect letting in plenty of natural light, carpet, radiator and a stone fireplace.

Kitchen

11'7" x 9'10" (3.54 x 3.00)



uPVC window to the rear aspect, matching wall and base units, tiled flooring, part tiled walls, ceiling light and radiator. Door leading to rear porch with a built in pantry style cupboard and a uPVC door leading to the side of the property where you can access the back garden.

Main Bedroom

10'10" x 9'10" (3.32 x 3.02)



uPVC window to the front aspect, carpet, ceiling light, radiator, built in wardrobes.

Bedroom Two

11'11" x 9'10" (3.64 x 3.01)



uPVC double doors to the rear aspect, carpet, radiator, ceiling light. Used previously as a dining room but can be utilised as a bedroom.

Bathroom

7'9" x 6'4" (2.37 x 1.95)



Frosted uPVC window to the rear aspect, fully tiled walls and floor, modern suite with walk in shower, vanity hand basin, WC and chrome heated towel rail. Storage cupboard housing the boiler.

Externally



To the front is a neatly tarmacked driveway and a small lawned garden with planted borders and established shrubbery. To the rear aspect there is a paved patio, two lawned areas with planted borders and a further patio to the far end of the garden with a shed.

Location

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining,

you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advice with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

House To Sell or Let?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break

your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan

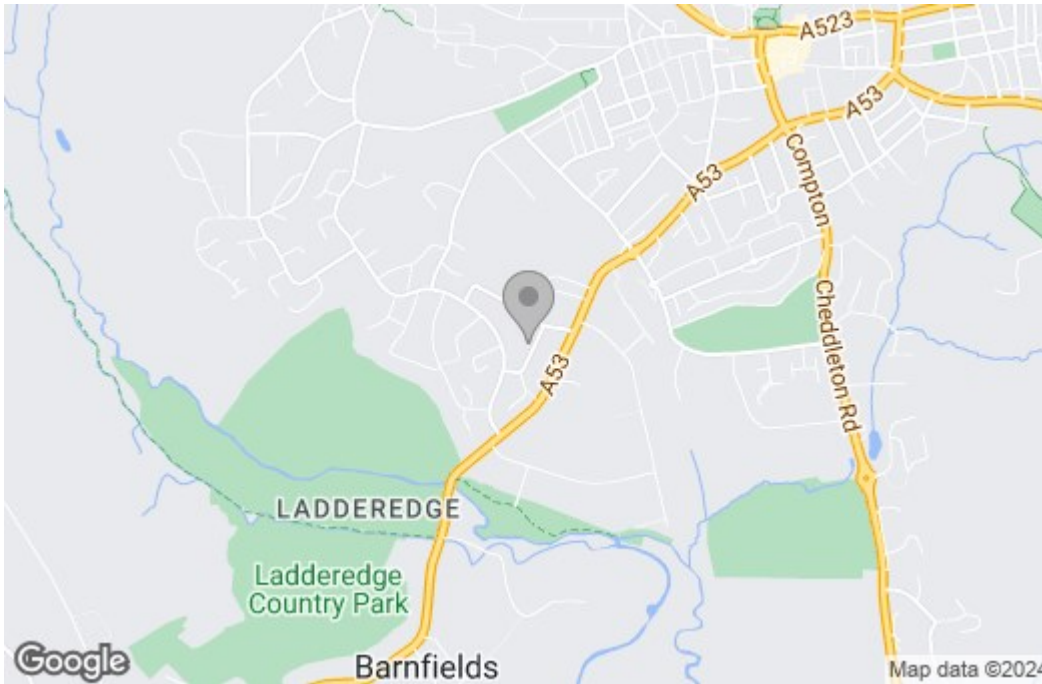


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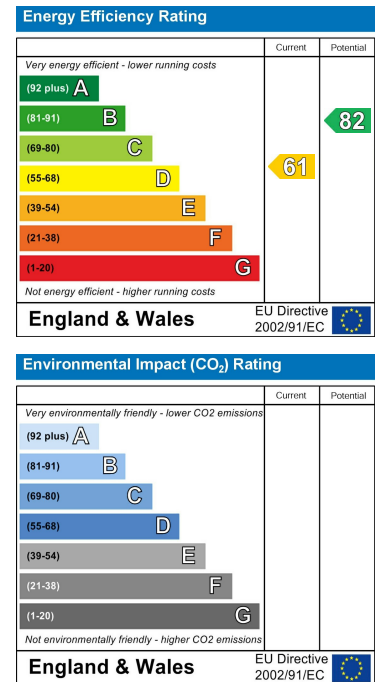
Total floor area 72.7 m² (782 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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