



## **23 Heath Avenue, Staffordshire, ST9 0HT**

**Offers in the region of £240,000**

"Create Lasting Memories in Your Dream Family Home: Enjoy Open-Plan Living with a Spacious Dining Kitchen, Overlooking Open Countryside Views on a Desirable Residential Street!"

This charming traditional three-bedroom semi-detached house offers exceptional family accommodation, backing onto fields that provide a picturesque backdrop for everyday life. With an inviting open-plan kitchen and dining area featuring bifold doors that connect to the rear garden, this home is perfect for entertaining and enjoying quality time together. The property also has the added convenience of parking and a garage, making it an ideal choice for families seeking both functionality and a peaceful lifestyle.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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## Denise White Estate Agents Comments



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

Introducing this charming, traditional, three-bedroom semi-detached property located on a highly sought-after street. This home benefits from backing onto open fields, providing a beautiful backdrop, and offers convenient parking with a driveway and a single garage.

Inside, the accommodation begins with an entrance porch leading into a spacious hallway. The generous lounge features a through diner, currently utilised as a lounge and snug, creating an ideal space for family gatherings. The dining kitchen is particularly impressive, boasting a variety of wall and base units, a vaulted ceiling with skylights, and bifold doors that open to the rear garden, allowing you to enjoy the views of the open fields.

On the first floor, you'll find three well-proportioned bedrooms, including two doubles equipped with fitted wardrobes, alongside a single bedroom. The modern bathroom completes this lovely home, offering both comfort and practicality.

There are gardens to the front and rear aspects of the property. The gardens to the rear are a nice feature with seating areas to make the most of the view.

## Location

Werrington is a village in the Staffordshire Moorlands district of Staffordshire, ideally located within easy travelling distances to the road networks of the A50, A500 and M6 and about 5 miles (8 km) east of Stoke-on-Trent city centre. The quaint market towns of Leek and Cheadle are also within easy reach. The property is located on a most popular and highly regarded residential area close to the local amenities the village offers and local schools.

If it is the local countryside you want to see then you don't even need to leave your own doorstep here, backing onto open fields with stunning views over the surrounding countryside.

## Entrance Porch

9'10" x 3'10" (3.01 x 1.19)



uPVC entrance door and windows to the front aspect. Tiled flooring. Wall light. uPVC door leading into the entrance hallway. uPVC door leading to the garage.

## Entrance Hall



Engineered oak flooring. Radiator. Ceiling light. Stairs leading to the first floor. Doors leading into: –

## Lounge with Through Dining Room

11'4" x 25'1" max into bay (3.47 x 7.67 max into bay)



Currently used as a lounge and a snug area but is most versatile. With a fitted carpet. Two radiators. uPVC bay window to the front aspect. Multi fuel stove set on a tiled hearth. Two ceiling lights. Four wall lights. UPVC French doors leading to the dining area.

## Dining Kitchen

6'3" extending to 16'2" x 20'11" maximum I shaped (1.93 extending to 4.95 x 6.39 maximum I shaped)



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap. Integrated four gas hob with extractor over, double electric oven and dishwasher. Tiled flooring. Part tiled walls. Two radiators. Ceiling light and spotlights. uPVC windows to the side and rear aspect. uPVC bifold doors leading to the rear garden. Skylights.

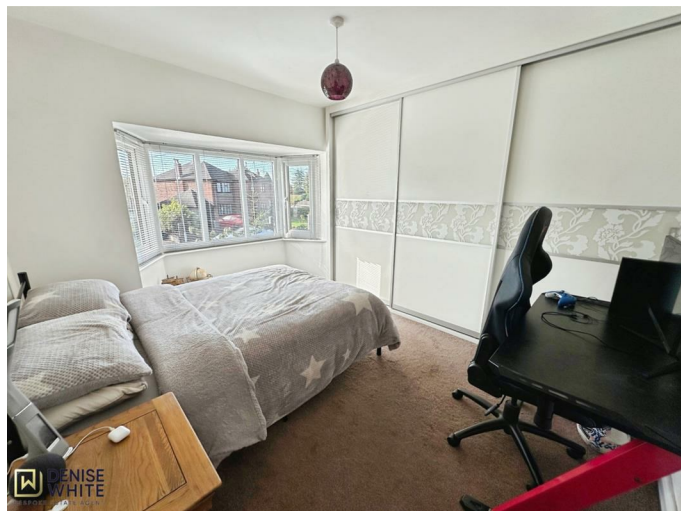
## First Floor Landing

Carpet. uPVC window to the side aspect. Loft access. Ceiling light. Doors leading into –



### Bedroom One

12'9" max into bay x 9'4" (3.91 max into bay x 2.86)



Carpet. Radiator. uPVC bay window to the front aspect. Fitted with a range of built-in wardrobes and storage with sliding doors. Ceiling light.

### Bedroom Two

12'5" x 9'2" (3.81 x 2.81)



Carpet. Radiator. uPVC window to the rear aspect offering delightful views over this surrounding countryside. Fitted with a range of built-in wardrobes and storage with sliding doors. Ceiling light.

### Bedroom Three

6'3" x 5'10" (1.93 x 1.80)



Carpet. Radiator. uPVC window to the front aspect. Fitted with built-in wardrobes and overhead storage. Ceiling light.

### Bathroom

7'4" x 6'3" (2.25 x 1.91)



Fitted with a suite comprising of P shaped bath with rainfall shower over, low level WC and pedestal wash hand basin. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Obscure uPVC window to the rear aspect. Ceiling light.

## Outside



## Garage

17'8" x 9'10" (5.41 x 3.01)



Single garage with electric door.

## Agents Notes

Freehold

All mains services connected

Staffordshire Moorlands - Council Tax Band - C

## what3words

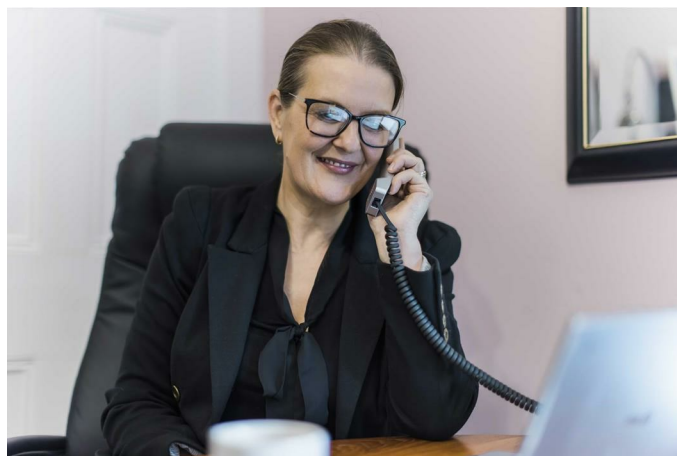
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## Please Note.....

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 Denise White Estate Agents



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise 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 advise.



## WE WON !!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

## Property To Sell or Rent ?

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

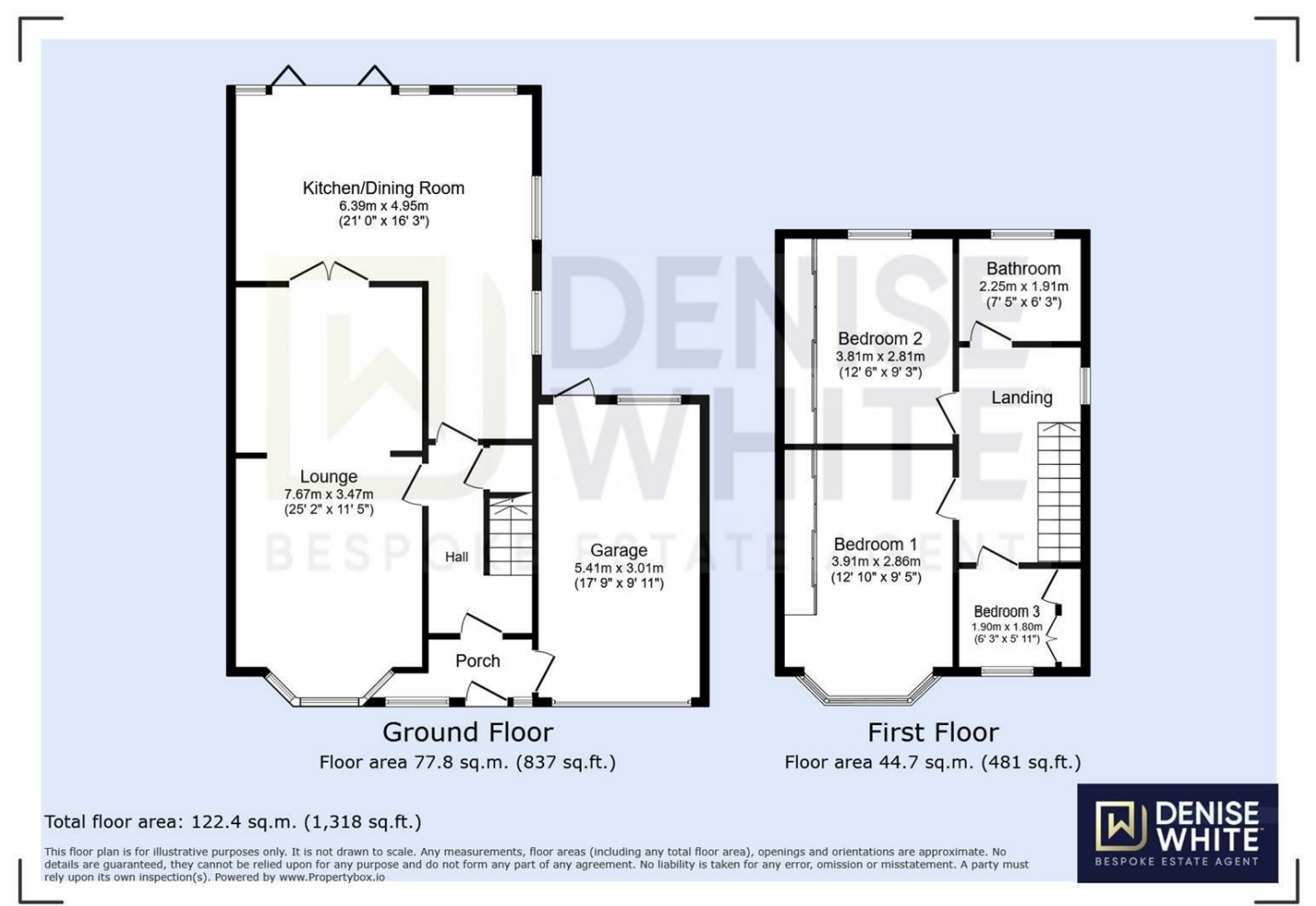
## Do You Require A Mortgage?

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

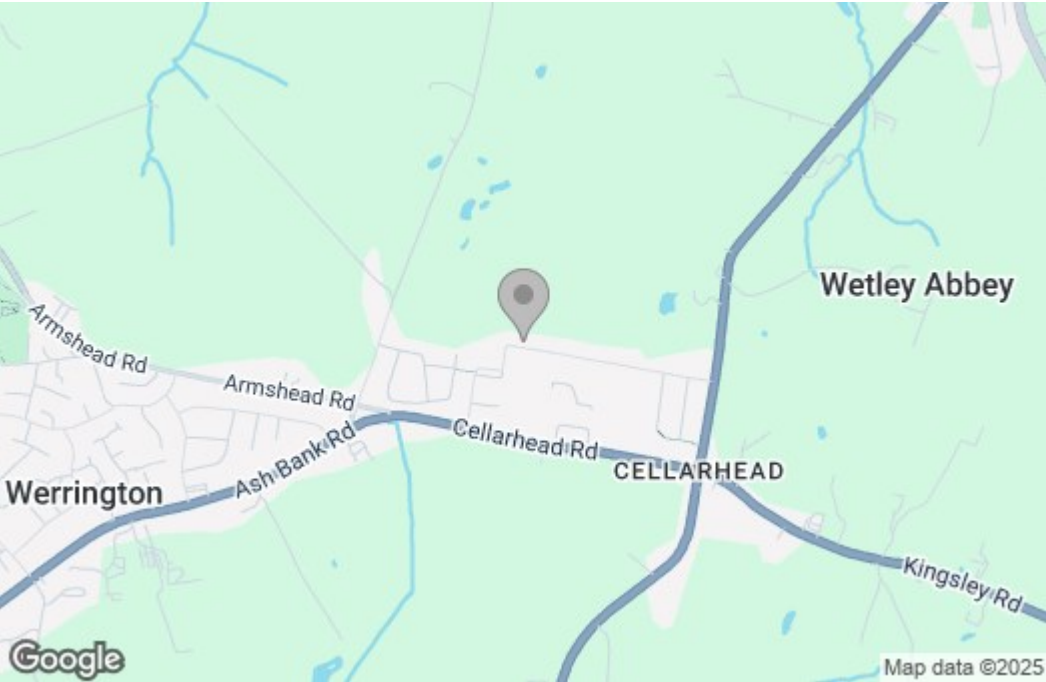
## You Will Need A Solicitor !

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 !

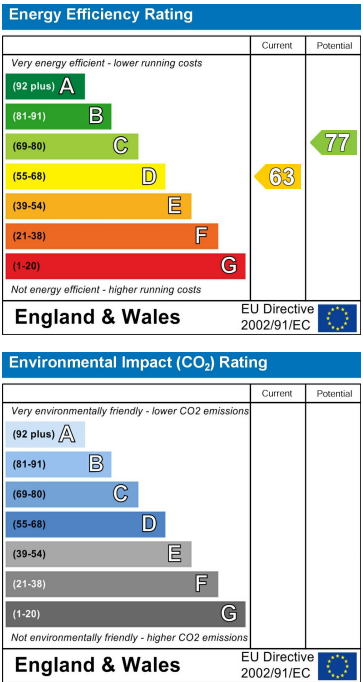
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.