



15 North Avenue, Leek, Staffordshire, ST13 8DP

Offers In Excess Of £155,000

- Mid terraced property
- Contemporary kitchen and bathroom
- Ideal for a first time buyer or buy to let investor
- Two double bedrooms
- UPVC sash windows to the frontage
- Situated in a popular location
- South east facing rear garden
- Log burner
- Well presented throughout

15 North Avenue, Leek ST13 8DP

Whittaker & Biggs are pleased to bring to the market this delightful mid-terraced house, offering a perfect blend of comfort and modern living. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a cosy retreat.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The contemporary kitchen is well-equipped, making it a joy to prepare meals, while the stylish shower room adds a touch of luxury to your daily routine. The property is well presented throughout, featuring UPVC sash windows to the frontage and double glazing throughout that ensures warmth and tranquillity, along with a log burner and a reliable combi boiler for efficient heating.

One of the standout features of this home is the south-east facing decked rear courtyard, perfect for enjoying morning coffee or evening gatherings in the sun. This outdoor space offers a private sanctuary, ideal for those who appreciate a bit of fresh air without the hassle of extensive garden maintenance.



Council Tax Band: A



Ground Floor

Hall

9'1" x 2'11"

Composite double glazed door with transom window to the frontage, radiator, inset ceiling spotlights.

Dining Room

9'1" x 8'2"

UPVC double glazed sash window to the frontage, shutters, radiator, two built in storage cupboards, inset ceiling spotlights.

Sitting Room

12'0" x 11'2"

UPVC double glazed window to the rear, log burner, slate effect hearth, wood lintel, radiator, understairs storage cupboard.

Kitchen

12'7" x 5'4"

Two Velux skylights, high gloss units to the base and eye level, under mount stainless steel sink, chrome mixer tap, Bosch ceramic induction hob, Belling electric fan assisted oven, integrated fridge freezer, integral Hotpoint washing machine, integrated dish washer, composite stable door to the side aspect, radiator, inset ceiling spotlights.

Shower Room

6'0" x 4'9"

UPVC double glazed window to the side aspect, walk in shower enclosure,

chrome fitments, rainfall shower head, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, inset ceiling spotlights.

First Floor

Bedroom One

12'2" x 11'2"

UPVC double glazed window to the rear, over stairs storage cupboard, radiator, loft hatch.

Bedroom Two

11'2" x 9'1"

UPVC double glazed sash window to the frontage, built in storage cupboard, radiator.

Loft

Boarded, extendable ladder.

Externally

To the frontage, forecourt with walled boundary. To the rear, decked courtyard, fence boundary, gated access to the shared passage at the rear.

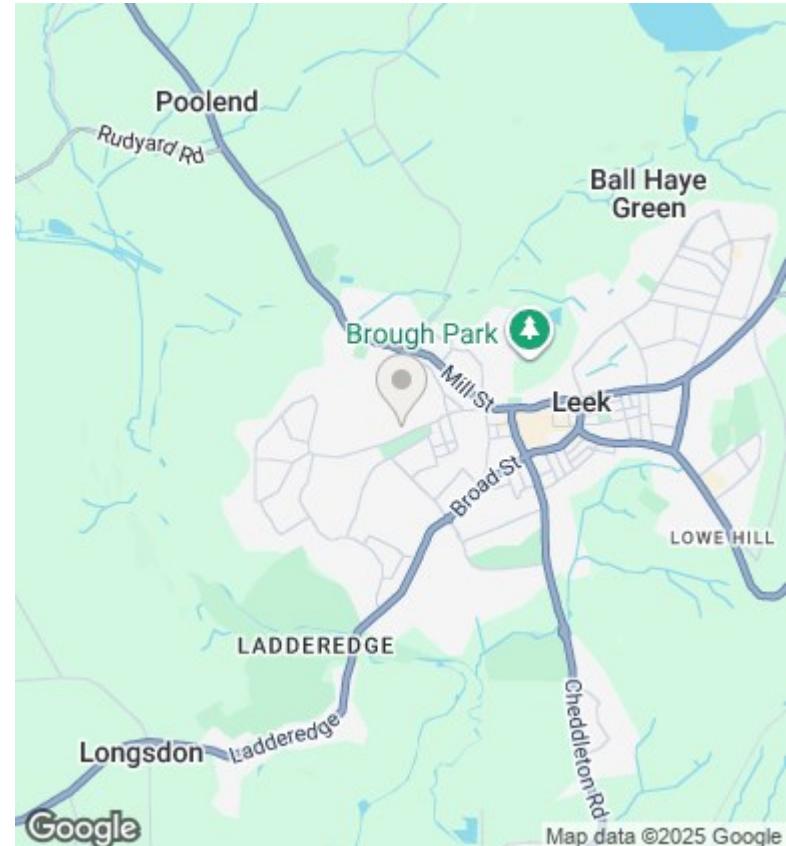






While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect and estate agent accept no responsibility for any inaccuracies contained within this plan and no guarantee is given as to their operability or efficiency can be given.

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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC