



Whittaker  
Est. 1930



## The Rocks Geoffrey Avenue, Leek, Staffordshire, ST13 5PQ

Offers In The Region Of £175,000

- Two bedroom semi detached home
- Located within a cul de sac location
- Walking distance of the town centre
- Impressive driveway
- Front and rear gardens
- Lots of potential
- Ideal for a first time buyer
- NO CHAIN

# The Rocks Geoffrey Avenue, Leek ST13 5PQ

Nestled in a peaceful cul-de-sac on Geoffrey Avenue in Leek, Staffordshire Moorlands, this charming semi-detached house presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms and a bathroom conveniently located on the first floor, making it ideal for small families or couples.

Upon entering, you will find a spacious living room situated at the rear of the house, providing a warm and inviting space for relaxation and entertaining. The property is clean and tidy, although it does require some cosmetic updating, allowing you to personalise it to your taste and style.

The front and rear gardens offer delightful outdoor spaces, perfect for enjoying the fresh air or tending to your plants. Additionally, the driveway provides convenient off-road parking, a valuable asset in this desirable area.



Council Tax Band: B



## Ground Floor

### Entrance Hallway

10'8" x 6'2"

uPVC double glazed door and window to the front elevation, stairs to the first floor, radiator, under stairs storage cupboard.

### Kitchen

9'11" x 8'3"

uPVC double glazed window to the front, uPVC double glazed door to the side, fitted units to the base and eye level, stainless steel sink with drainer, gas cooker point, plumbing for a washing machine, radiator, space for a free standing fridge, built in cupboards, tiled splash backs.

### Living Room

15'11" x 11'7"

uPVC double glazed bay window to the rear, uPVC double glazed window to the side, gas fire with back boiler on marble style surround, hearth, wood mantle, wall lights.

## First Floor

### Landing

Loft access.

### Bedroom One

15'8" x 10'9"

uPVC double glazed window to the front, radiator, built in wardrobes, overhead storage.

### Bedroom Two

10'0" x 9'11"

uPVC double glazed window to the front, built in wardrobe, radiator.

### Bathroom

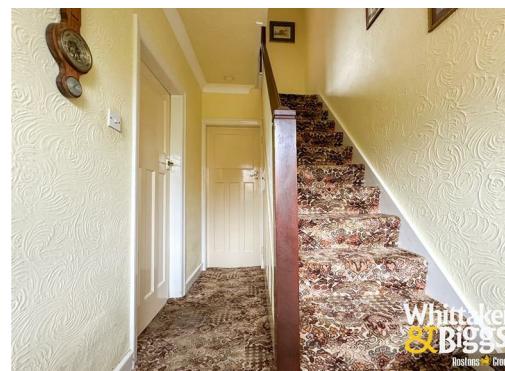
6'3" x 6'11"

Low level WC, pedestal wash hand basin, panel bath, radiator, uPVC double glazed window to the front, cupboard housing immersion heated tank, electric heater.

### Externally

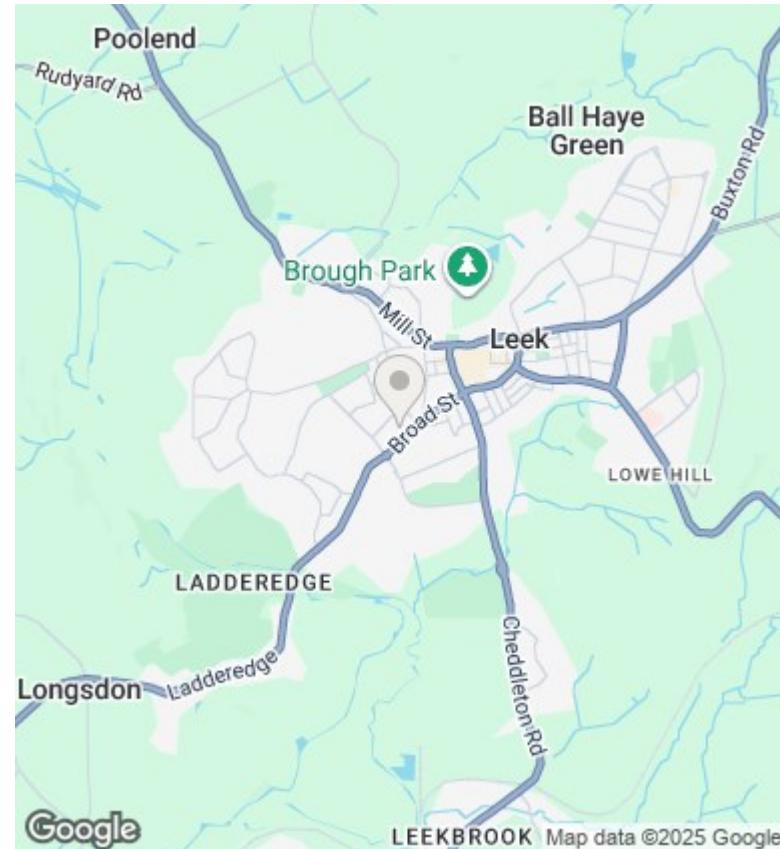
Tarmacadam driveway to the front, gated access to a concrete path, area laid to lawn, access to the side, timber shed, gated access onto the pathway to the side of the house. To the rear, area laid to lawn, well stocked borders.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and should be used as an aid only by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee 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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		