



Lancaster Avenue, Leek, ST13 6AX.
Offers in Excess of £200,000



Lancaster Avenue, Leek, ST13 6AX

This two bedroom semi detached home has been extended to the rear, is nestled on a sizeable plot and is located within a cul-de-sac, close to the town centre. The property has a dual aspect living room, kitchen / dining room and a drive providing off street parking.

With a low maintenance front garden and a mature rear garden that benefits from a delightful summer house! Internally you're welcomed through the entrance hallway which opens to the living room, being a substantial space with bay window to the frontage and feature multi fuel fire. The kitchen / dining room has a range of fitted units, gas oven and grill, four ring gas hob, stainless steel sink with drainer, under stairs storage and a wall mounted gas fired central heating boiler. There is space for a washing machine and a free standing fridge freezer.

Off the kitchen is a ground floor WC room. Access to the rear garden is via an UPVC double glazed conservatory, located to the rear of the property. To the first floor are two bedrooms and a shower room, comprising of a double shower, low level WC and pedestal wash hand basin.

Externally to the rear, the garden is stone paved with an area laid to gravel, having fenced boundaries and mature trees, plants and shrubs. In addition, there is a pretty summerhouse to make the most of the summer days.

To the frontage is a stone flagged driveway suitable for 2 cars, a timber shed and access to the rear.

A viewing is highly recommended to appreciate this home's quiet location and further potential.

Situation

This home is close to the busy market town of Leek and Brough Park Leisure Centre is also on your doorstep together with local schools. The town benefits from many traditional shops, a variety of antique shops and supermarkets.



Ground Floor

Hallway 4' 8" x 3' 10" (1.41m x 1.17m)

UPVC double glazed door to the frontage, staircase to the first floor.

Living / Dining Room 22' 5" x 13' 1" (6.84m x 3.99m)

(Max measurement)

UPVC double glazed window to the front and rear elevation, two radiators, multi fuel fire.

Kitchen Diner 15' 11" x 12' 5" (4.85m x 3.79m) Max

measurement

UPVC double glazed window to the rear and side elevation, wood glazed door to the conservatory, units to the base and eye level, two radiators, stainless steel sink with drainer, chrome mixer tap, gas oven, gas grill, four ring gas hob, space for a free standing fridge freezer, plumbing for a washing machine, under stairs storage cupboard, access to WC.

Conservatory 7' 7" x 4' 4" (2.30m x 1.32m)

UPVC double glazed construction, UPVC double glazed door to the rear elevation, polycarbonate roof.

WC 6' 7" x 2' 4" (2.01m x 0.72m)

UPVC double glazed window to the side elevation, radiator, low level WC, wall mounted sink, fully tiled, sliding door.

First Floor

Landing

UPVC double glazed window to the side aspect.

Bedroom One 15' 0" x 10' 9" (4.56m x 3.27m)

Two UPVC double glazed windows to the front elevation, radiator, fitted wardrobes.

Bedroom Two 10' 0" x 9' 3" (3.06m x 2.82m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes.

Shower Room 11' 10" x 6' 1" (3.60m x 1.86m) Max

measurement
Two UPVC double glazed windows, shower enclosure, chrome wall mounted taps and shower head, low level WC, pedestal wash hand basin, two radiators, loft access, airing cupboard.

Externally

To the frontage, stone flagged patio, stone flagged driveway, fenced and hedged boundaries, gated access to the side of the property. To the rear, stone flagged patio, area laid to gravel, mature trees, shrubs and plants, stone walled boundaries, timber shed, summer house.



Note:
Council Tax Band: C

EPC Rating: D

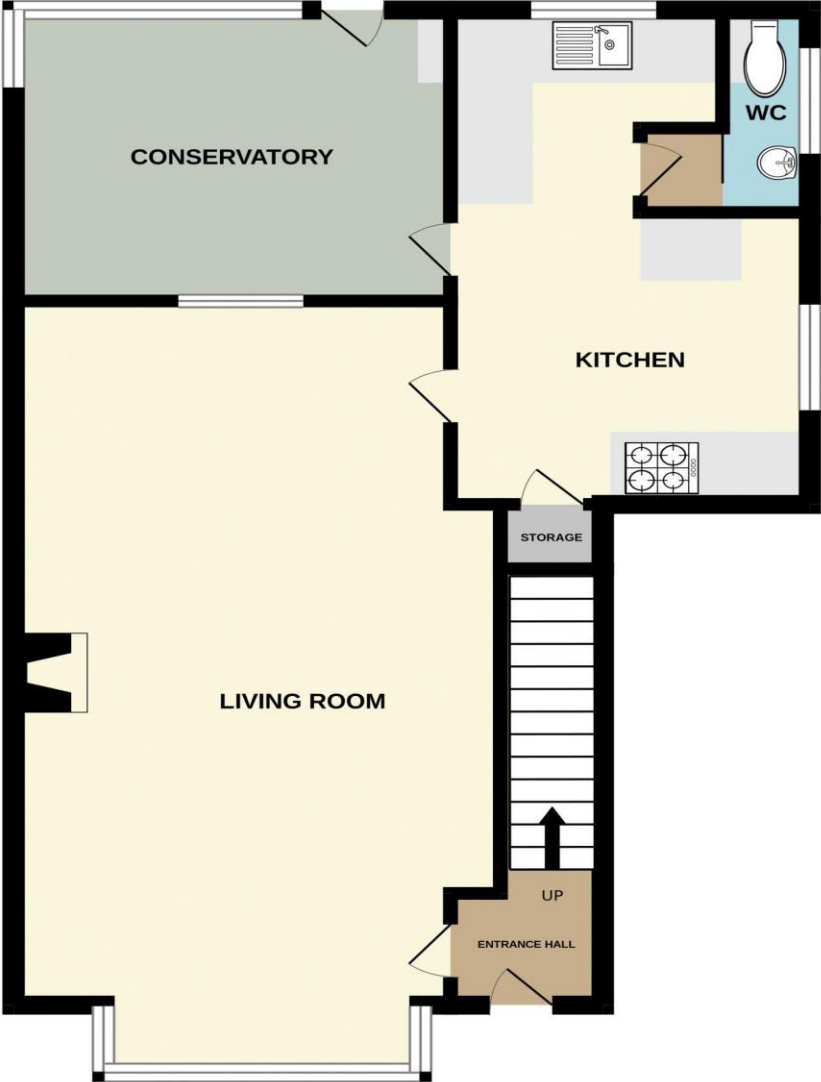
Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR



Whilst every attempt 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronix ©2024



Directions

From our Derby Street, Leek, offices proceed along Ball Haye Street, at the traffic lights continue straight over, follow this road which then becomes Ball Haye Green, just after passing Brough Park Leisure Centre on the left hand side, take the next left into Lancaster Avenue, then left again where the property is located on the right hand side at the head of the cul-de-sac.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**