



Hillswood Avenue, Leek, Staffordshire, ST13 8EQ.
Offers in the Region Of £350,000

Whittaker Est. 1930
& Biggs

Hillswood Avenue, Leek, ST13 8EQ.

This one bedroom detached bungalow is nestled on a substantial plot in the highly sort after location of Hillswood Avenue. The property boasts an substantial driveway to the front, providing off street parking for a number of vehicles, carport to the side, 20ft detached brick constructed garage and a sizeable garden located to the rear.

You're welcomed into the property via the porch, into the hallway with useful fitted cupboards and into the kitchen/diner. The property has a spacious kitchen/diner, with ladder access to a useful loft room, log burning stove and a good range of fitted units to the base and eye level. The living room has bay fronted window, electric feature fireplace and opens through to the dining room, with patio doors to the rear garden. The bathroom incorporates both a panel bath and shower enclosure and houses the gas fired boiler. The bedroom is located to the front and has a fitted cupboard.

Externally to the front is a gated access to a tarmacadam driveway, area laid to lawn, fenced boundaries, patio and gated access to the carport at the side. The brick constructed garage has power, light and pedestrian door to the side. The rear garden is laid to patio, lawn, well stocked borders, fenced boundaries and incorporates a timber summerhouse.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, plot, privacy and further potential.

Situation

An ideal bungalow situated to the West End of the busy market town of Leek and being within the catchment for the sought after Westwood Schools. Many supermarkets are a short distance away to include Morrison's, and Sainsburys. The town centre itself, boasts many traditional shops and public houses, together the popular markets held on a Wednesday and Saturday.



Entrance Porch

UPVC double glazed door and windows to the front elevation.

Hallway

Glazed door and windows to the front elevation, dado rail, built in cupboard, overhead storage, radiator.

Dining Kitchen 14' 11" x 11' 7" (4.550m x 3.53m)

Range of fitted units to the base and eye level, stainless steel dual sink unit with mixer tap, UPVC double glazed bay window to the rear elevation, gas cooker point, extractor fan, space for dining room table and chairs, radiator, UPVC double glazed window to the side elevation, log burning stove set within brick fireplace and wood mantle, exposed beams, plumbing for washing machine, pull down ladders.

Living Room 12' 10" x 12' 1" (3.90m x 3.68m)

UPVC double glazed bay window to the front elevation, two radiators, UPVC double glazed window to the side elevation, electric feature fireplace with tiled hearth, surround and wood mantle.

Dining Room 10' 6" x 9' 11" (3.21m x 3.02m)

UPVC double glazed patio doors to the rear elevation.

Bedroom 10' 10" x 12' 2" (3.31m x 3.71m)

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

Bathroom 7' 5" x 7' 7" (2.25m x 2.31m)

Panelled bath, lower level WC, pedestal wash hand basin, shower enclosure with chrome fitment, radiator, fully tiled, UPVC double glazed window to the rear elevation, Baxi gas fired boiler, Mira electric shower over bath.

Loft Room 13' 9" x 12' 2" (4.20m x 3.70m)

Two radiators, UPVC double glazed window to the front and rear elevation, built in storage cupboards.

Outside

To the front is tarmac driveway, fenced boundaries, well stocked borders, area laid to lawn, patio area. To the side is carport with gated access. To the rear is patio area, outside water tap, fenced/hedged and walled boundaries, area laid to lawn, summerhouse, well stocked borders.

Garage 20' 6" x 10' 1" (6.25m x 3.07m)

Double doors, windows to the side elevation, pedestrian door to the side elevation, power and light connected.



Note:
Council Tax Band:

EPC Rating: TBC

Tenure: believed to be Freehold



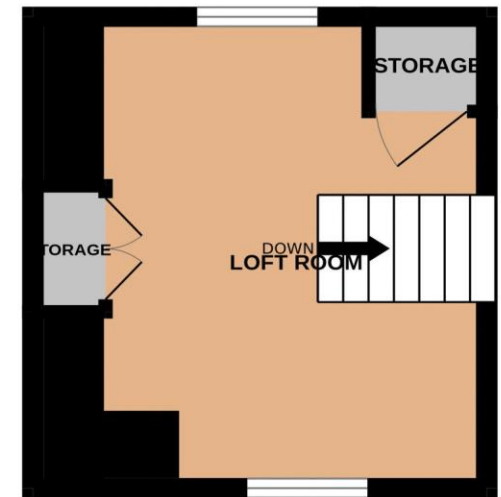




GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street, Leek offices take the A53 Stockwell Street passing the old church on the right hand side, as the road forks take the left hand fork into West Street. Continue along this road for a short distance taking the second right into Garden Street, then second left into Hillswood Avenue. Follow this road for a short distance where the property is then situated on the right hand side of the road.

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**