



Hillswood Avenue, Leek, ST13 8EQ.
OIRO £385,000

Whittaker Est. 1930
& Biggs

Hillswood Avenue,

Leek, ST13 8EQ.

This delightful three / four bedroom detached family home is situated on a sizeable corner plot in a sought after residential location, to the West End of the town.

This home has been extended to the rear and side aspect resulting in an increased lounge and kitchen, as well as adding a further two rooms which are currently utilised as a study and reception room but could prove suitable for extra bedrooms if so desired.

You are welcomed into the entrance hall with staircase off and downstairs cloakroom housing a low level WC.

Next is the fully fitted kitchen with French doors to the rear garden, a range of units to the base and eye level, breakfast bar, Belling range oven, extractor fan, integral Indesit dishwasher, ceramic butler sink with chrome mixer tap, space for a freestanding fridge freezer, space and plumbing for a washing machine as well as space for a tumble dryer.

The lounge is the heart of the home, featuring a multi fuel stove with timber lintel over and French doors to the rear garden.

The study/office is off the lounge and leads to the fourth bedroom or reception room whilst to the front of the property is a dining room for formal get togethers.

To the first floor are three double bedrooms with the principal bedroom benefiting from built-in wardrobes.

The family bathroom is fully tiled with a modern white suite comprising of a bath with rainfall shower head over, pedestal wash hand basin and low level WC.

This home sits on a spacious corner plot offering established gardens all around, with a gravel driveway, suitable for numerous vehicles, caravan or boat.

The enclosed rear gardens are laid to a lawn with a decked area, paved patio, mature borders, log stores and a timber and tiled Summerhouse that is currently being used as a bar.

A viewing is highly recommended to appreciate this home's versatile layout, summer house and corner plot.



Ground Floor

Hallway

Composite double glazed door to the frontage, radiator, stairs to the first floor, WC off.

WC

Low level WC, wall mounted wash hand basin, chrome mixer tap, fully tiled.

Kitchen/Breakfast Room 20' 8" x 7' 10" (6.3m x 2.4m)

UPVC double glazed French doors to the rear, UPVC double glazed window to the side aspect, range of units to the base and eye level, breakfast bar, Belling range oven, extractor fan, Integral Indesit dishwasher, ceramic butler sink, chrome mixer tap, space for a freestanding fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, inset ceiling spotlights, radiator.

Lounge 20' 4" x 13' 1" (6.2m x 4.0m)

UPVC double glazed French door to the rear, 2 x sidelight windows, vertical designer radiator, multi fuel log burner, slate hearth, wood lintel.

Study 12' 10" x 7' 7" (3.9m x 2.3m)

UPVC double glazed window to the rear, Velux skylight, radiator.

Reception Room / Bedroom Four 18' 8" x 7' 7" (5.7m x 2.3m)

UPVC double glazed window to the frontage, Velux skylight, radiator.

Dining Room 11' 2" x 9' 10" (3.4m x 3.0m)

UPVC double glazed window to the frontage, radiator.

First Floor

Landing

Loft access.

Bedroom One 13' 1" x 11' 10" (4.0m x 3.6m)

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, built in wardrobes, radiator, spotlights.

Bedroom Two 11' 2" x 9' 10" (3.4m x 3.0m)

UPVC double glazed window to the frontage, radiator.

Bedroom Three 11' 10" x 8' 2" (3.6m x 2.5m)

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, radiator.

Bathroom 9' 10" x 8' 6" (3.0m x 2.6m) (Max measurement)

UPVC double glazed window to the frontage, UPVC double glazed window to the side, panel bath, chrome telephone style mixer tap with handheld shower attachment, chrome rainfall shower head, chrome wall mounted taps, chrome handheld shower attachment, glass shower screen, low level WC, pedestal wash hand basin, chrome ladder radiator, fully tiled, inset ceiling spotlights, extractor fan.

Externally

To the frontage, gravel driveway, wall boundary, well stocked borders, gated access to the rear.

To the rear, summer house, area laid to lawn, paved patio, log store, timber shed, decked area, well stocked borders, fence boundary.

Summer House 13' 1" x 8' 2" (4.0m x 2.5m)

UPVC double glazed French doors to the frontage, UPVC double glazed window to the side aspect, power and light.

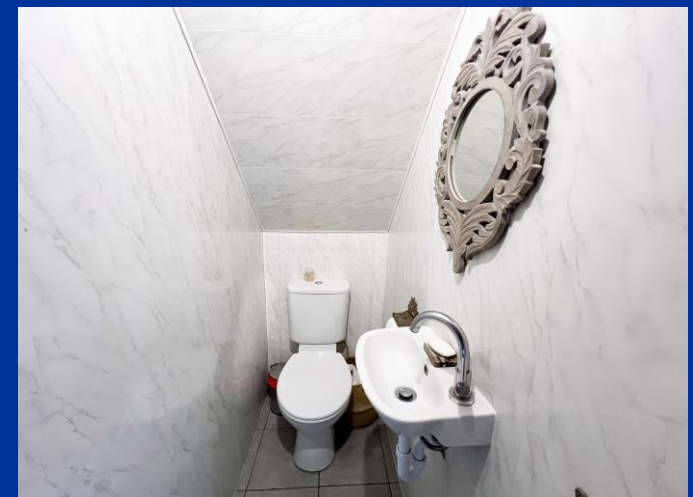


Note:

Council Tax Band: D

EPC Rating: TBC

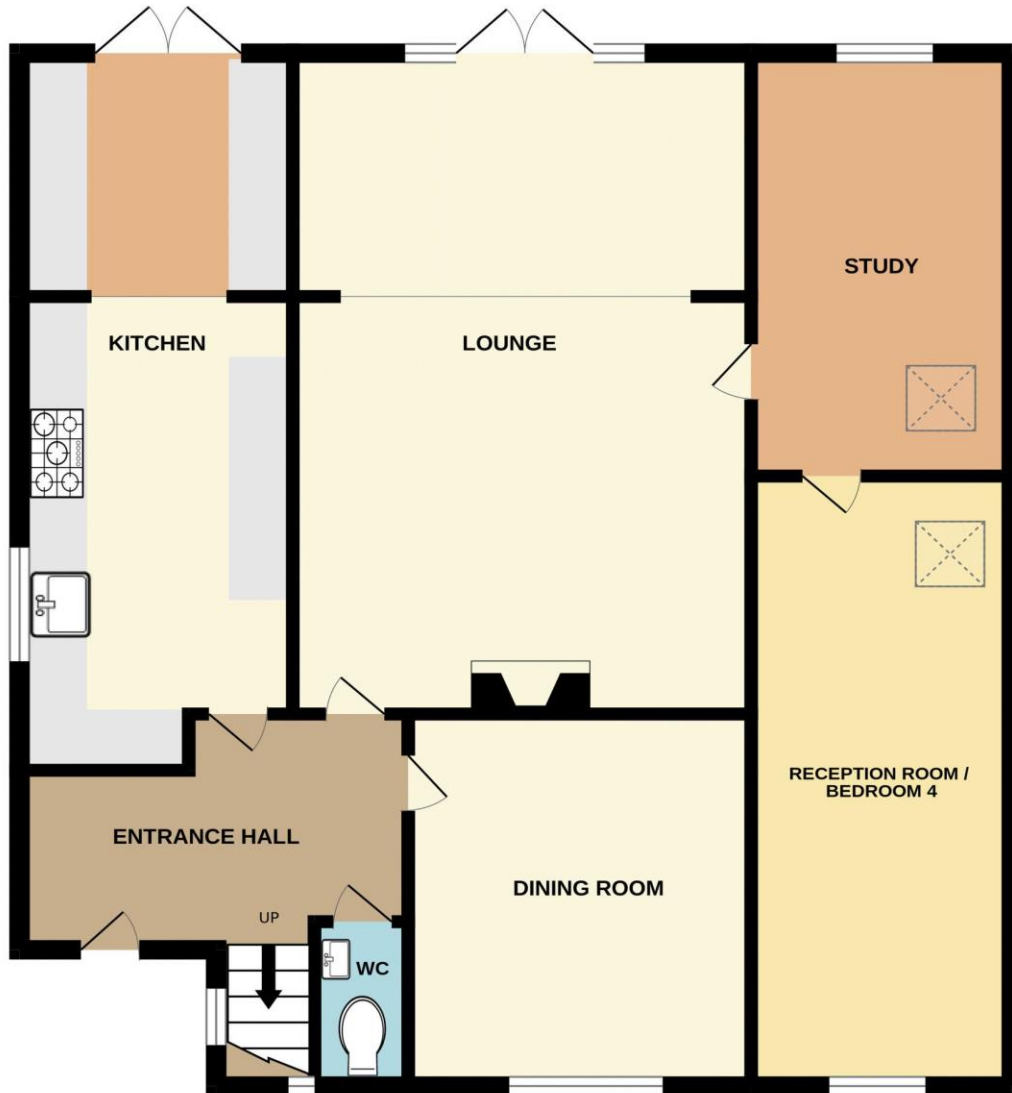
Tenure: Believed to be freehold







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.
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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 left hand side of the road, clearly identified by Whittaker & Biggs 'For Sale' board.

Situation

An ideal family home 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, Sainsburys and Waitrose. The town centre itself, boasts many traditional shops, public houses and antique shops, together with the popular markets held on a Wednesday and Saturday.

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Est. 1930
**Whittaker
& Biggs**