



Pickwood Avenue, Leek, ST13 5BZ.
OIRO £365,000

Whittaker ^{Est. 1930}
& Biggs

Pickwood Avenue, Leek, ST13 5BZ.

Whittaker & Biggs are pleased to offer for sale this spacious three bedroom detached family home situated on a corner plot and ideally located on the outskirts of the town offering spacious living and bedroom accommodation.

You are welcomed into the property via the porch and then the hallway which houses the stairs to the first, has a large under stairs storage cupboard and a useful WC off.

Next is the sitting room with patio doors to the rear garden and a dining room which can be accessed either from the double doors in the sitting room or from the kitchen, making this a versatile space.

The fitted kitchen is towards to front of the property and has an access door to the side. Integral appliances include a four ring gas hob, New World electric fan assisted oven and extractor hood. There is space and plumbing for a washing machine, as well as space for a free standing fridge freezer. The concealed Worcester combi boiler is located in the kitchen and there is LVT flooring in the kitchen and hallway.

To the first floor there are three double bedrooms with bedrooms one and two both benefitting from having fitted wardrobes.

All bedrooms are serviced by the shower room which has contemporary fitments and a large shower enclosure with chrome rainfall shower head.

Externally to the rear, the garden is mainly laid to lawn with well stocked borders, paved patio, timber shed, detached garage and paved driveway.

To the frontage, there is gated access to the rear on both sides, block paved path, an area laid to lawn, well stocked borders and a metal fence boundary.

A viewing of this property is highly recommended to appreciate the home's corner plot, detached garage and sizable living space.



Ground Floor

Porch 8' 10" x 3' 10" (2.70m x 1.17m)

Composite double glazed door to the frontage, UPVC double glazed sidelight, UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator.

Hallway 11' 2" x 5' 9" (3.40m x 1.75m)

Max measurement
Composite double glazed door to the frontage, stairs to the first floor, storage cupboard, radiator, WC off, LVT flooring.

Store Cupboard 5' 9" x 5' 6" (1.76m x 1.67m)

Max measurement
UPVC double glazed window to the frontage, electric meter.

WC 4' 11" x 4' 6" (1.49m x 1.36m)

UPVC double glazed window to the frontage, low level WC, wall mounted wash hand basin, chrome taps, radiator.

Sitting Room 13' 9" x 11' 8" (4.18m x 3.55m)

UPVC double glazed patio doors to the rear, UPVC double glazed window to the side aspect, electric fire, stone surround, hearth and mantel, radiator, double doors into the dining room.

Dining Room 11' 7" x 10' 4" (3.54m x 3.16m)

UPVC double glazed window to the rear, radiator, double doors into the sitting room.

Kitchen 10' 8" x 9' 6" (3.25m x 2.89m)

UPVC double glazed window to the frontage, UPVC double glazed door to the side aspect, range of units to the base and eye level, integral four ring gas hob, integral New World electric fan assisted oven, extractor hood, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a free standing fridge freezer, concealed Worcester combi boiler, radiator, LVT flooring.

First Floor

Landing 13' 4" x 10' 0" (4.07m x 3.04m)

Max measurement
UPVC double glazed window to the frontage, airing cupboard.

Bedroom One 14' 4" x 11' 7" (4.36m x 3.53m)

Max measurement
2 x UPVC double glazed windows to the frontage, fitted wardrobes, radiator.

Bedroom Two 11' 9" x 9' 10" (3.58m x 2.99m)

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

Bedroom Three 11' 0" x 8' 3" (3.35m x 2.51m)

UPVC double glazed window to the rear, radiator.

Shower Room 7' 7" x 5' 11" (2.30m x 1.80m)

UPVC double glazed window to the rear, shower enclosure, chrome rainfall shower head, chrome wall mounted taps, vanity wash hand basin, chrome mixer tap, low level WC, inset ceiling spotlights, chrome ladder radiator, part tiled, LVT flooring.

Externally

To the frontage, gated access to the rear on both sides, block paved path, area laid to lawn, well stocked borders, metal fence boundary.

To the rear, 2 areas laid to lawn, well stocked borders, paved patio, timber shed, detached garage, paved driveway, wall and fence boundary, outdoor tap, courtesy light.

Garage 11' 11" x 8' 6" (3.62m x 2.60m)

Metal up-and-over door, UPVC double glazed pedestrian door to the side aspect, UPVC double glazed window to the side aspect, power and light.



Note:

Council Tax Band: D

EPC Rating: TBC

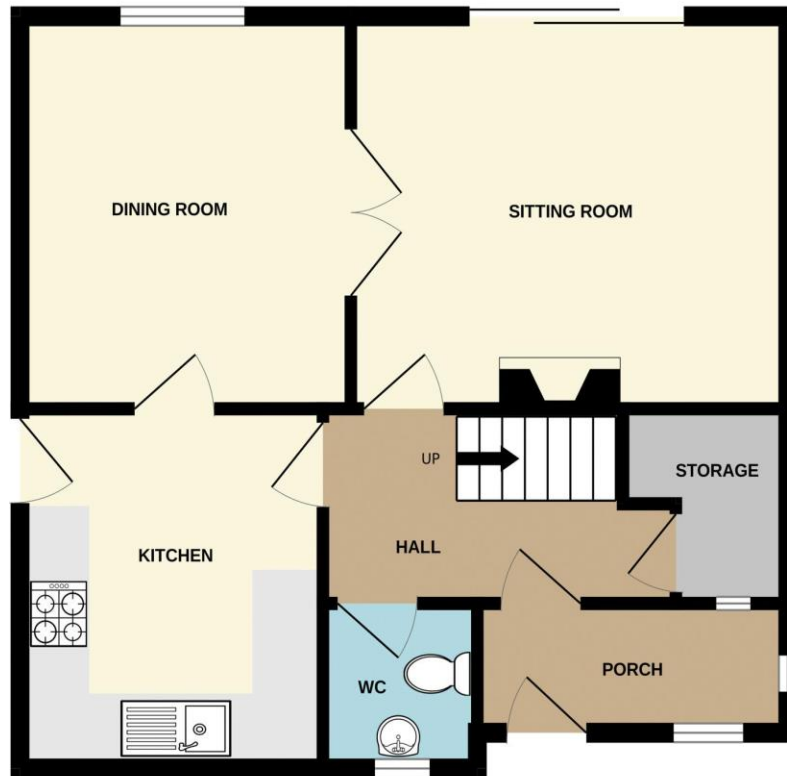
Tenure: Believed to be Freehold



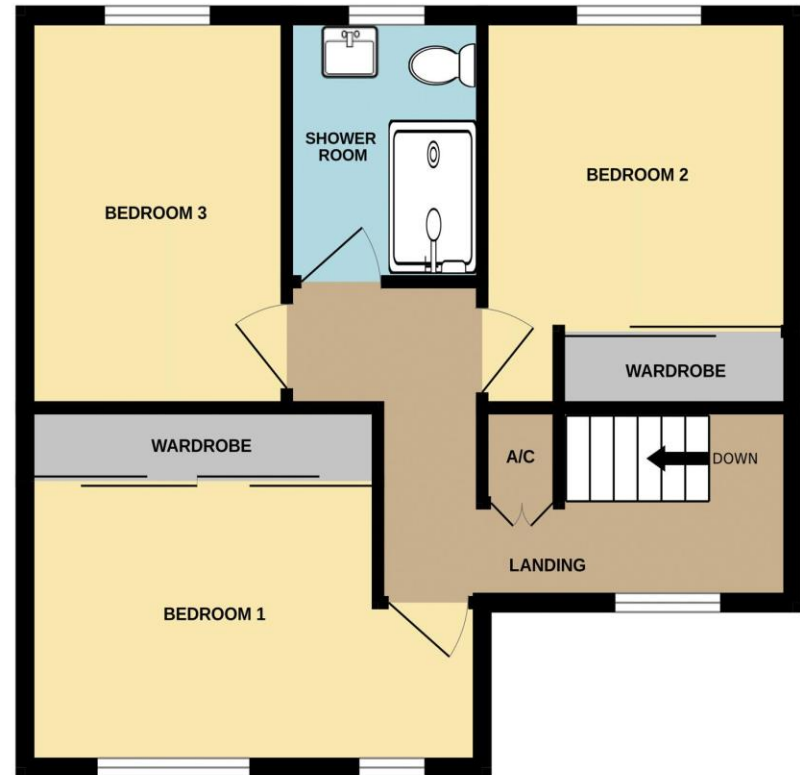




GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street Leek office proceed out of the town taking the A523 Ashbourne Road. Follow this road for a short distance taking a right turn into Pickwood Avenue, where the property is situated on the right hand side, identifiable by a Whittaker & Biggs for sale board.

Situation

Pickwood Avenue is situated just on the outskirts of Leek town centre, but only a short walk away is the town and schools. Leek town centre boasts many traditional shops and supermarkets to include Morrisons, Asda and Sainsburys, with markets held on a Wednesday and Saturday.

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

Staffordshire

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**