



Priory Avenue, Leek, ST13 6QJ.  
OIRO £225,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

# Priory Avenue, Leek, ST13 6QJ.

Whittaker & Biggs are delighted to offer to the market this semi-detached home that has been extended to the rear.

Immaculately presented throughout, it is situated in a quiet residential area on the outskirts of Leek market town.

The property is comprised of a sitting / dining room, playroom, breakfast kitchen and WC to the ground floor, whilst to the first floor are three bedrooms and family bathroom.

The breakfast kitchen is located at the rear of the property and is equipped with integral appliances that include a Cuisine Master dual fuel range cooker, extractor hood, Lamona dishwasher, Lamona fridge freezer and Hoover washing machine.

The family bathroom is fully tiled and has a contemporary white suite which includes a bath with rainfall shower over.

Externally, to the frontage is an area laid to lawn and an area laid to gravel. The hedge boundary ensures complete privacy.

To the rear, the large garden is mainly laid to lawn with an Indian stone patio and includes a brick outbuilding, timber summer house as well as a timber home office that is fully insulated with heating, light and power.

A viewing of this property is highly recommended to appreciate this property's beautiful finish, large rear garden and home office.



## Ground Floor

**Hall** 10' 4" x 5' 11" (3.15m x 1.80m)

Max measurement

UPVC door to the frontage, UPVC double glazed window to the front aspect, stairs to the first floor, radiator.

**WC** 5' 10" x 2' 6" (1.78m x 0.76m)

UPVC double glazed window to the frontage, low level WC, vanity wash hand basin, chrome mixer tap.

**Sitting Dining Room** 20' 1" x 13' 1" (6.13m x 3.98m) Max measurement

UPVC double glazed patio doors to the rear, electric Dimplex log burner style fire, tiled hearth, wood mantel, radiator.

**Play Room** 10' 10" x 9' 2" (3.30m x 2.80m)

UPVC double glazed window to the frontage, under stairs storage, radiator.

**Kitchen** 15' 1" x 9' 1" (4.61m x 2.76m)

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, UPVC door to the side aspect, units to the base and eye level, Cuisine Master dual fuel range cooker, extractor hood, stainless steel sink and a half with drainer, brushed silver mixer tap, integral Lamona dishwasher, integral Lamona fridge freezer, integral Hoover washing machine, concealed wall mounted Glow Worm combi boiler, radiator.

## First Floor

**Landing** 9' 3" x 5' 11" (2.83m x 1.80m)

Max measurement

UPVC double glazed window to the frontage.

**Bedroom One** 12' 2" x 11' 4" (3.70m x 3.45m)

Max measurement

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

**Bedroom Two** 12' 2" x 9' 2" (3.70m x 2.80m)

Max measurement

UPVC double glazed window to the rear, radiator, loft access.

**Bedroom Three** 8' 4" x 8' 2" (2.55m x 2.49m)

UPVC double glazed window to the frontage, radiator.

**Family Bathroom** 8' 7" x 5' 11" (2.61m x 1.81m)

Max measurement

UPVC double glazed window to the frontage, panel bath, chrome mixer tap, shower over chrome rainfall shower head, glass concertina shower screen, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, extractor fan, fully tiled.

## Loft

Fully boarded, power and light, pull-down-ladder.

## Externally

To the frontage, area laid to gravel, area laid to lawn, hedge and fence boundary, gated access to the rear.

To the rear, brick outbuilding with power and light, timber summer house, area laid to lawn, Indian stone patio, area laid to gravel, fence boundary, well stocked borders, mature trees and shrubs.

## Home Office

Power and light, fully insulated with heating.



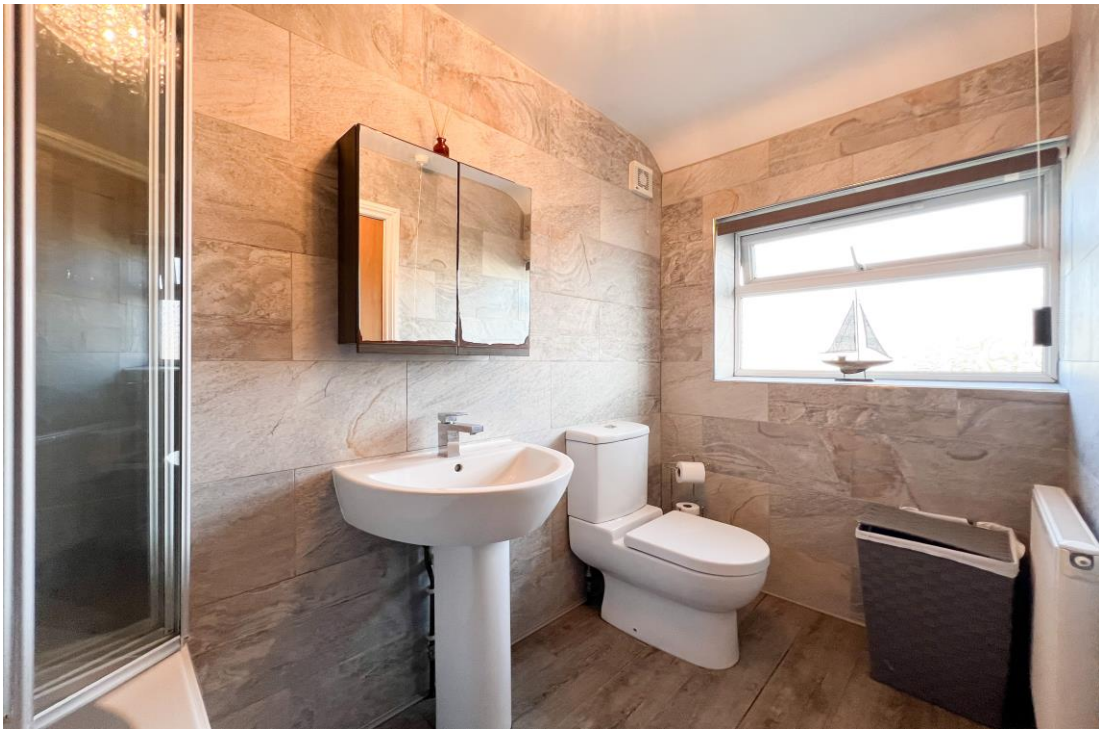
Note:

Council Tax Band: B

EPC Rating: C

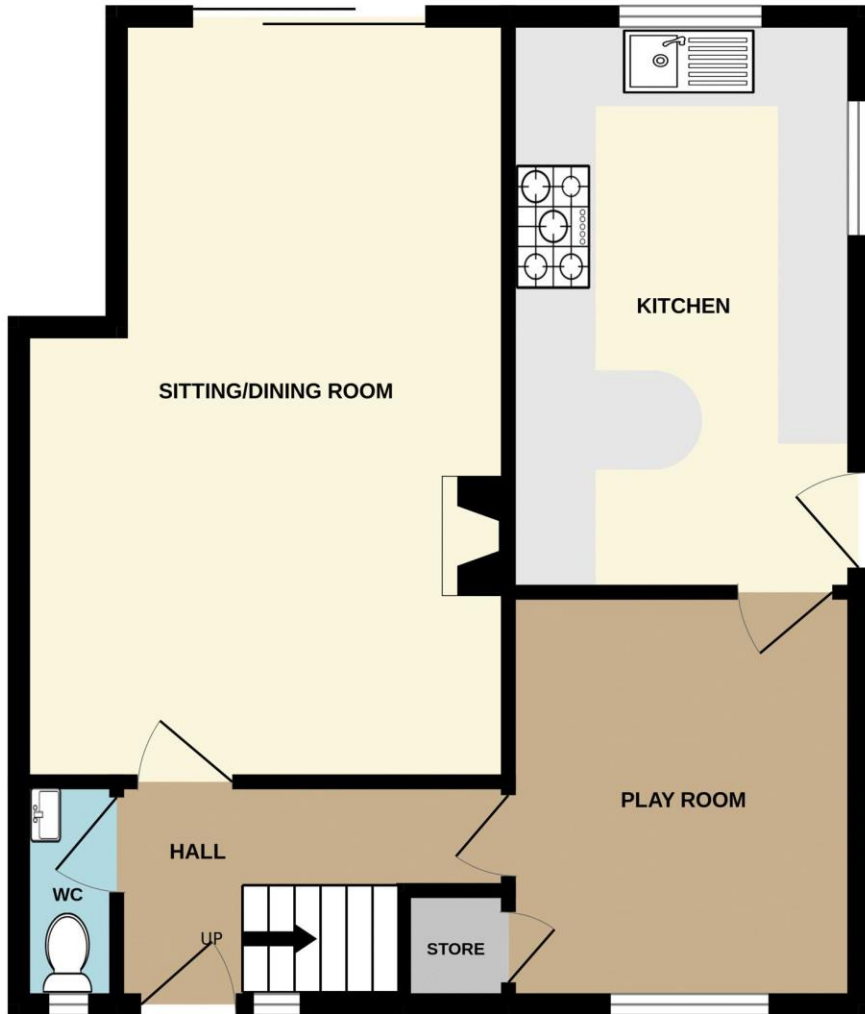
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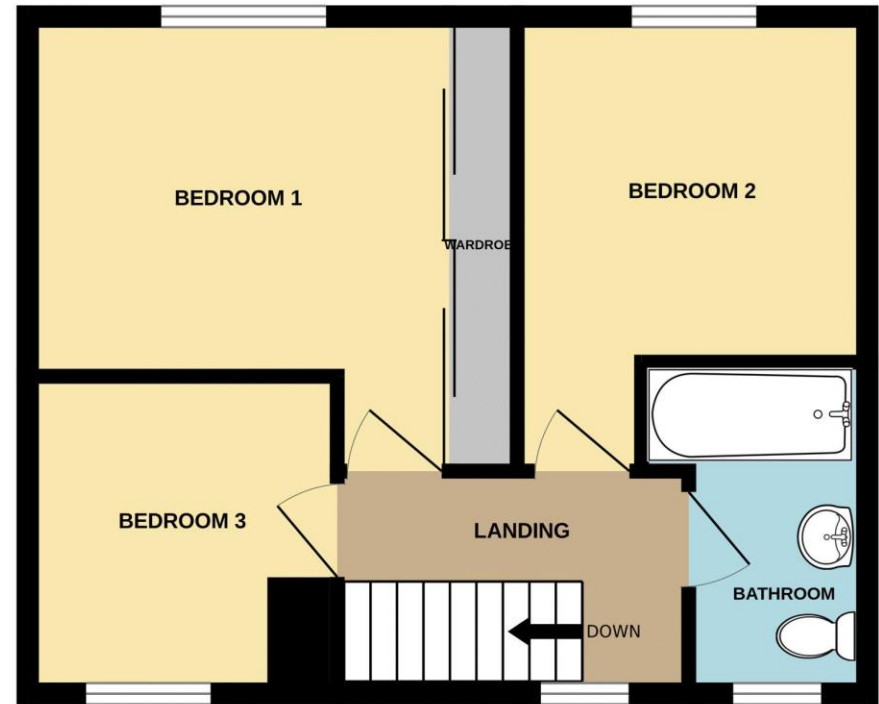




# GROUND FLOOR



# 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 proceed along Ball Haye Street, at the traffic lights continue straight ahead. Follow this road passing the Brough Park Leisure Centre which then becomes Ball Haye Green. Continue along this road which then becomes Haregate Road and upon reaching the central Island turn right back down Haregate Road and take the second left into Priory Avenue where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

## Situation

This home is situated to the East of the busy market town of Leek. The town benefits from many traditional shops and public houses, together with a variety of antique shops, bringing many visitors to the town. Good commuting routes also to Buxton, Ashbourne or Macclesfield and Stockport. Being on the local bus routes gives you easy access to the town and surrounding areas.

**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.

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