



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



5 Mayfair Avenue, Ipstones, ST10 2QE

Offers In The Region Of £249,950

FOR SALE WITH NO UPWARD CHAIN

A beautifully presented spacious three bedroom semi-detached family home located in a quiet cul-de-sac within the sought after village of Ipstones. The village offers good commuter links and many local village amenities. The property offers spacious internal accommodation including a conservatory and extended kitchen diner. Externally, the property benefits from ample off road parking, landscaped gardens, garden shed and detached single garage with inspection pit.

Viewing is highly recommended to see the property's full potential.



Situation and Directions

Located down a quiet cul de sac, the property is within close proximity to local amenities such as schools, public houses and village shop. With good commuter links to Ashbourne, Leek and Stoke - on - Trent. Excellent amenities in the village for a family, including butchers shop, convenience store, public houses, primary school and nursery school along with many activities that take place in the village hall and community grounds.

From our Leek office on Derby Street, take the Ashbourne Road and continue to Bottomhouse cross roads. Turn right and proceed into the Village of Ipstones. Continue along passing the one stop shop (convenience store) and take the next turning left into St Leonards Avenue, take the next left onto Mayfair Avenue where the property will be found on the left hand side indicated by our "FOR SALE" board.

Accommodation Comprises:

A front entrance porch being of UPVC double glazed construction on dwarf walls, shelving and tiled floor.

Entrance Hall



With stairs, radiator and tiled floor.

Living / Dining Room 21'3" x 11'11" (6.49 x 3.65)



With UPVC double glazed bay window to the front aspect, fireplace including a gas fire, radiator and patio doors to the conservatory.



Conservatory 8'6" x 5'10" (2.60 x 1.78)



With UPVC door to the garden and tiled floor.



Dining Kitchen 15'10" x 9'3" (4.83 x 2.83)



Offering an excellent range of units including a double oven, integrated fridge and freezer, worktops with one a half bowl sink unit, four ring STOVES gas hob with extractor fan above, radiator, matching wall mounted cupboards, tiled floor, external door, UPVC double glazed window to the rear aspect, under stairs storage and double glazed skylight.



First Floor Landing

With UPVC double glazed window to the side aspect, loft access and built in airing cupboard.

Bedroom One 11'11" x 11'1" (3.64 x 3.39)



Having a UPVC double glazed window to the front aspect, radiator and built in bedroom furniture.

Bedroom Two 11'8" x 9'10" (3.58 x 3.0)



With UPVC double glazed window to the rear aspect and radiator.

Bedroom Three 8'6" x 6'4" (2.60 x 1.94)



With a UPVC double glazed window to the front aspect, radiator and bedroom furniture.

Bathroom 8'6" x 6'2" (2.60 x 1.90)



The bathroom offers a white suite, bath with shower fitment, low level lavatory, wash hand basin set in a vanity unit, fully tiled walls, radiator, cushioned floor, UPVC double glazed window to the rear aspect.

Detached Garage 17'4" x 9'1" (5.30 x 2.77)



The garage has an 'up and over' door, concrete floor, inspection pit, window and side door and power and lighting connected.

Externally



To the front of the property there is herringbone block parking, adjoining shaped lawns, gated access to the garage and gardens.

To the rear of the property there is an Indian stone patio area, adjoining lawns, mature borders and garden shed.

Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe the property is connected to mains services.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Measurements

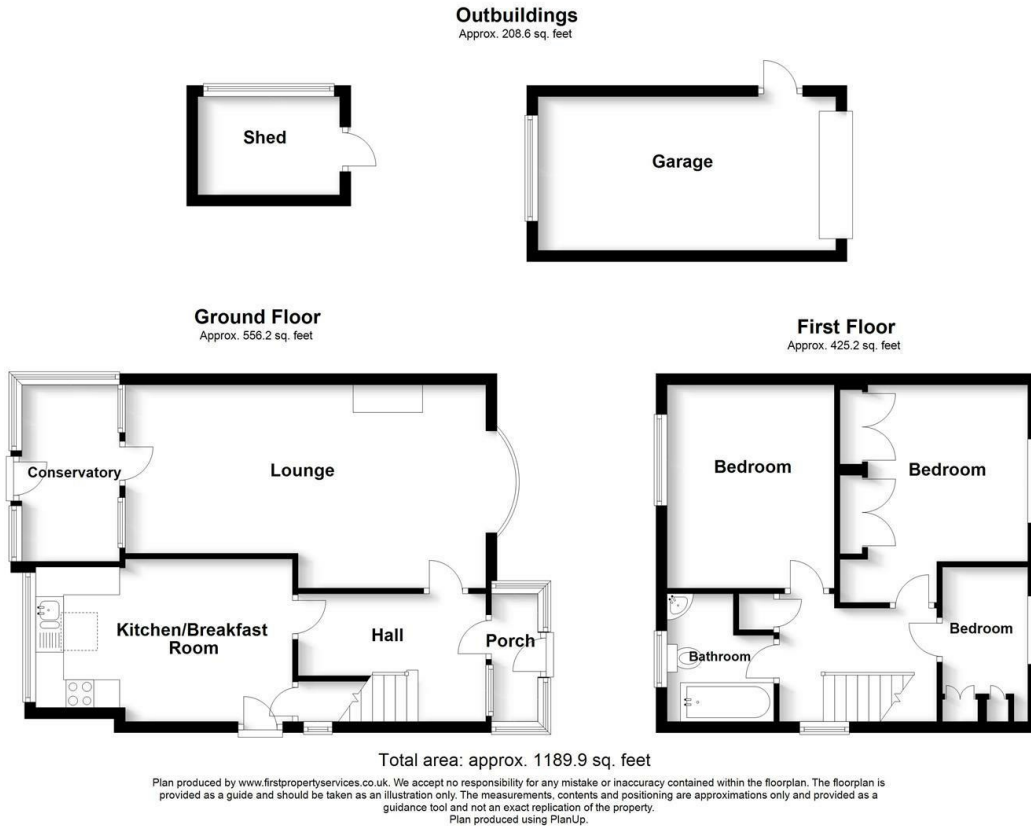
All measurements given are approximate and are 'maximum' measurements.

Wayleaves

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



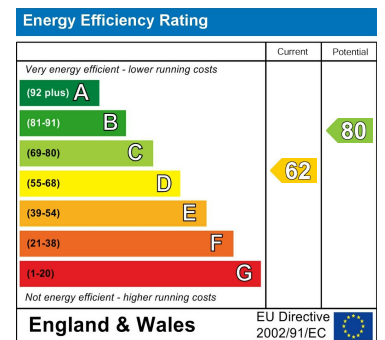
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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