



Lancaster Avenue | Leek | Staffordshire | ST13 6AX

£185,000

IDEAL FIRST TIME BUY, GREAT LOCATION, NO UPWARD CHAIN.

This well maintained two bedroom semi detached property occupies a generous plot within a popular residential location on the periphery of Leek Town Centre. Local amenities, schools, commuter and transport networks are all within close proximity. The accommodation comprises, entrance hall, lounge, kitchen, conservatory, two double bedrooms and a bathroom. Gas central heating, majority upvc double glazing, gardens and driveway to the rear. Viewings are strongly recommended.



Property Description

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ENTRANCE HALL

Upvc double glazed entrance door to the front elevation and staircase leading to the first floor.

LOUNGE

13' 2" x 12' 6" (4.01m x 3.81m) Feature fireplace, coving to the ceiling, television point, radiator and upvc double glazed bow window to the front elevation.

KITCHEN

15' 10" x 6' 7" (4.83m x 2.01m) Fitted base and wall units. Work surfaces incorporating inset sink and single drainer with mixer tap. Built in electric oven, hob and extractor fan, plumbing for a washing machine, pantry, radiator, upvc double glazed window to the side elevation, single glazed window and entrance door leading to the conservatory.

CONSERVATORY

11' 2" x 7' 6" (3.4m x 2.29m) Built in storage cupboard, radiator, upvc double glazed windows and entrance door leading to the garden.

FIRST FLOOR LANDING

Loft access, radiator and original feature stained glass window to the side elevation.

MASTER BEDROOM

11' 6" (extending to 14') x 9' 4" (3.51m x 2.84m) Fitted wardrobe, radiator and upvc double glazed windows to the front elevation.

BEDROOM TWO

10' 10" x 9' 7" (3.3m x 2.92m) Radiator and upvc double glazed window to the rear elevation.

BATHROOM

Three piece suite comprising panelled bath with shower above, pedestal wash hand basin and low level w/c. Airing cupboard, tiled walls and upvc double glazed window to the rear elevation.

EXTERIOR

The property occupies a corner plot with a lawned garden, shrub borders, paved patio and a driveway providing off road parking to the rear.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

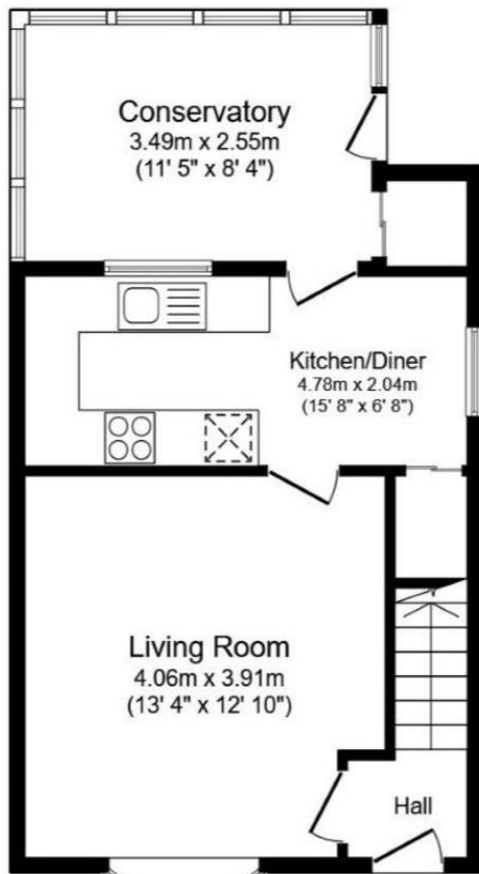
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

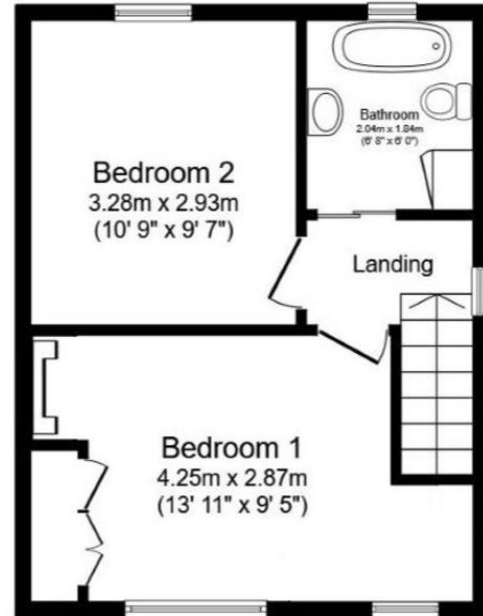
To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31





Ground Floor



First Floor

Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements