



61 Hillswood Avenue, Leek, Staffordshire, ST13 8EQ

Offers In Excess Of £270,000

- Attractive semi-detached home situated in a popular residential location
- Two spacious reception rooms offering flexible living accommodation
- Raised terrace with a pergola, creating an ideal outdoor entertaining space
- Well-appointed kitchen offering ample storage and workspace
- Three well-proportioned bedrooms, ideal for families or first-time buyers
- Bright and welcoming sitting room with bi-fold doors opening onto the garden
- Private driveway providing off-road parking, complemented by a garage
- Stylish contemporary bathroom finished to a high standard
- Low-maintenance south-west facing rear garden, perfect for enjoying the afternoon and evening sun
- Conveniently located close to local amenities, schools and transport links

61 Hillswood Avenue, Leek ST13 8EQ

Whittaker & Biggs would like to welcome you to this semi-detached house, with three well-proportioned bedrooms and a bright, welcoming sitting room, this property is ideal for families or those seeking a peaceful retreat.

The sitting room is particularly inviting, featuring bi-fold doors that seamlessly connect the indoor space to the low-maintenance south-west facing rear garden. This garden is a true gem, providing an excellent spot to bask in the afternoon and evening sun. The raised terrace, adorned with a stylish pergola, creates an enchanting outdoor entertaining area, perfect for hosting gatherings or simply enjoying a quiet evening outdoors.

The property benefits from a well-equipped kitchen, offering a practical layout with ample storage and workspace to cater for the demands of modern family living. The contemporary bathroom is stylishly appointed with quality fittings and fixtures, creating a sleek and comfortable space for everyday use.



Council Tax Band: C



Ground Floor

Hall

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect, radiator, stairs to the first floor, under stairs storage cupboard.

Sitting Room

13'1" x 11'8"

Aluminium bi-fold doors to the rear, living flame gas fire, marble hearth and surround, wood mantle, radiator.

Dining Room

11'2" x 9'10"

Two UPVC double glazed windows to the frontage, radiator.

Kitchen

15'1" x 7'9" max measurement

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, Gorenje four ring ceramic induction hob, Creda electric fan assisted oven, integral Bosch dishwasher, stainless steel sink and half with drainer, chrome mixer tap, space for a free standing fridge freezer, cupboard housing the Worcester boiler.

First Floor

Landing

Loft hatch.

Bathroom

8'0" x 5'6" max measurement

UPVC double glazed window to the frontage, panel bath, chrome mixer tap, shower over, chrome fittings, rainfall shower head, glass shower panel, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, partly tiled.

Bedroom One

12'11" x 11'8"

Two UPVC double glazed windows to the rear, two radiators, fitted wardrobes.

Bedroom Two

11'2" x 9'9"

Two UPVC double glazed windows to the frontage, radiator, over stairs storage cupboard with window.

Bedroom Three

11'8" x 8'2"

UPVC double glazed window to the side aspect, radiator, fitted cupboards and shelving, cupboard housing the hot and cold water tanks.

Externally

To the frontage, block paved driveway, wall hedge and fence boundary, gated access to the rear.

To the rear, tiered garden, raised terrace leading from the sitting room, aluminium pergola with lighting and heater, steps down to the paved garden, raised sleeper beds, hedge and fence boundary,

Garage

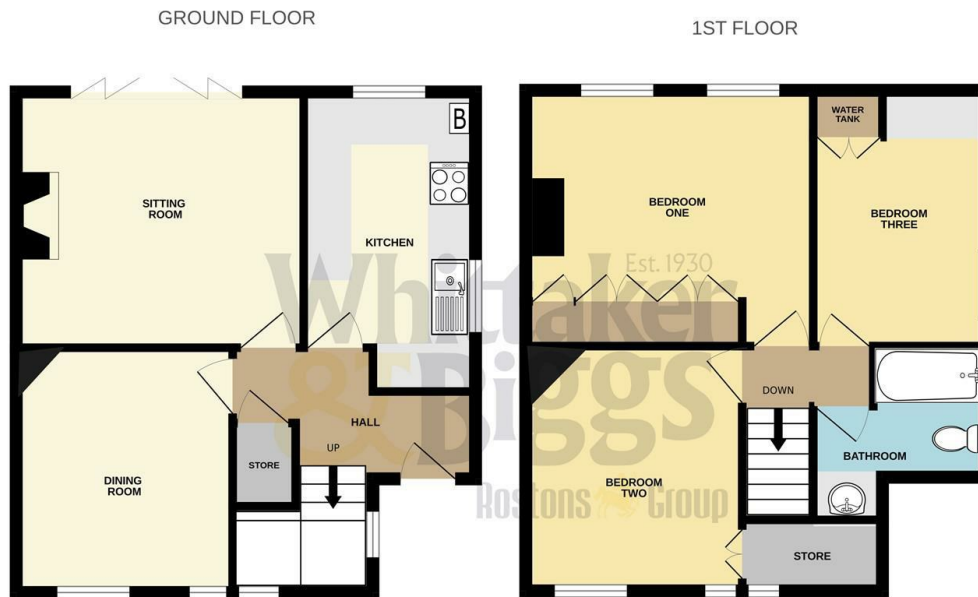
Aluminium two thirds/one third side hinged doors.

AML REGULATIONS

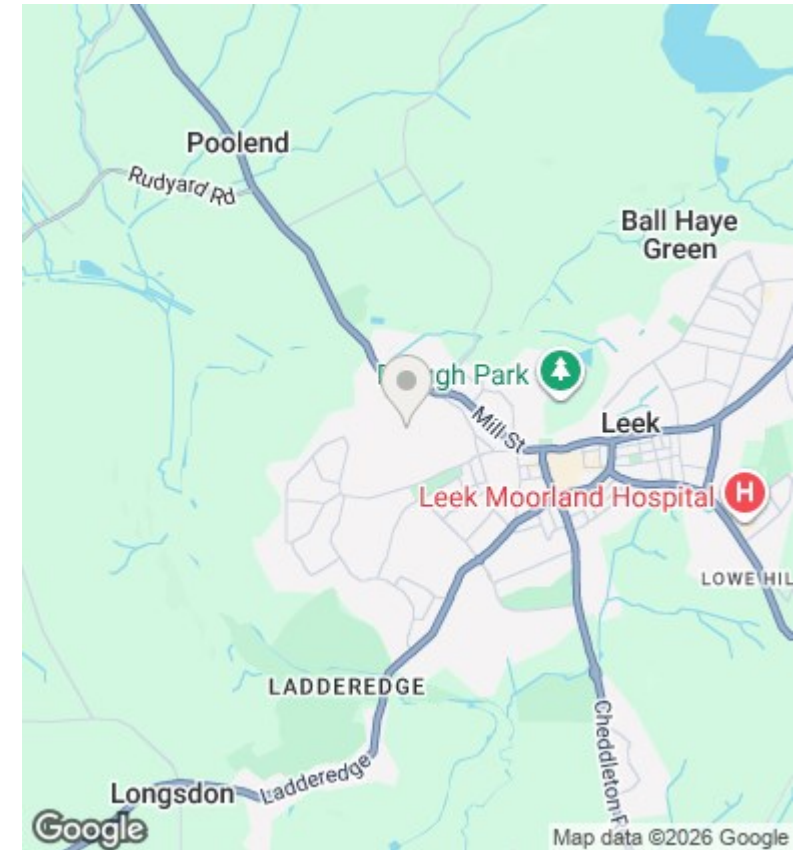
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		