Whittaker & Biggs
Est. 1930
Rostons Group

7 Hillswood Avenue, Leek, ST13 8EQ

Offers In The Region Of £265,000

- Four bedroom property located in a popular residential area
- Off road parking for two vehicles
- Two reception rooms
- Within walking distance of Leek town centre
- South facing rear garden
- Open plan kitchen / dining room

45-49 Derby Street, Leek, Staffordshire, ST13 6HU
01538 372006
leek@whittakerandbiggs.co.uk
https://www.whittakerandbiggs.co.uk/

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Whittaker & Biggs are pleased to offer to the market this four-bedroom house, built in 1933. The property is ideally situated within walking distance of Leek town centre, providing easy access to a variety of local amenities, shops, and services.

Upon entering, you will find two reception rooms, including an open-plan kitchen and dining area, perfect for family gatherings and entertaining guests. The layout is designed to create a warm and welcoming atmosphere, making it an ideal home for families or those who enjoy hosting.

The property boasts four well-proportioned bedrooms, providing ample space for relaxation and privacy. The fully enclosed, south-facing rear garden is a true highlight, offering a serene outdoor space to unwind, garden, or enjoy al fresco dining during the warmer months.

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Council Tax Band: B

Ground Floor

Hallway
10'10" x 5'8"
UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, radiator, stairs to the first floor.

Sitting Room
15'2" x 10'10"
UPVC double glazed French doors with transom window to the rear, two sidelight windows to the rear, electric log stove style fire, slate hearth, wood mantel, radiator, understairs storage cupboard.

Dining Room
11'3" x 9'6"
UPVC double glazed window to the frontage, radiator.

Kitchen
9'7" x 9'6"
UPVC double glazed window to the rear, UPVC double glazed door with transom window to the side aspect, units to the base and eye level, Electrolux four ring gas hob, Beko electric fan assisted oven, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, gas fired wall mounted Heat Line combi boiler.

First Floor

Landing
Loft hatch.

Bedroom One
11'5" x 9'7"
UPVC double glazed window to the frontage, radiator.

Bedroom Two
9'8" x 10'0"
UPVC double glazed window to the rear, radiator.

Bedroom Three
9'6" x 7'11"
UPVC double glazed window to the rear, radiator.

Bedroom Four
6'10" x 6'8"
UPVC double glazed window to the rear.

Shower Room
8'3" x 5'8" max measurement
UPVC double glazed window to the frontage, walk-in shower enclosure, electric Triton shower, pedestal wash hand basin, chrome mixer tap, chrome ladder radiator, ceiling spotlights.

WC
5'8" x 2'5"
UPVC double glazed window to the frontage, low level WC.

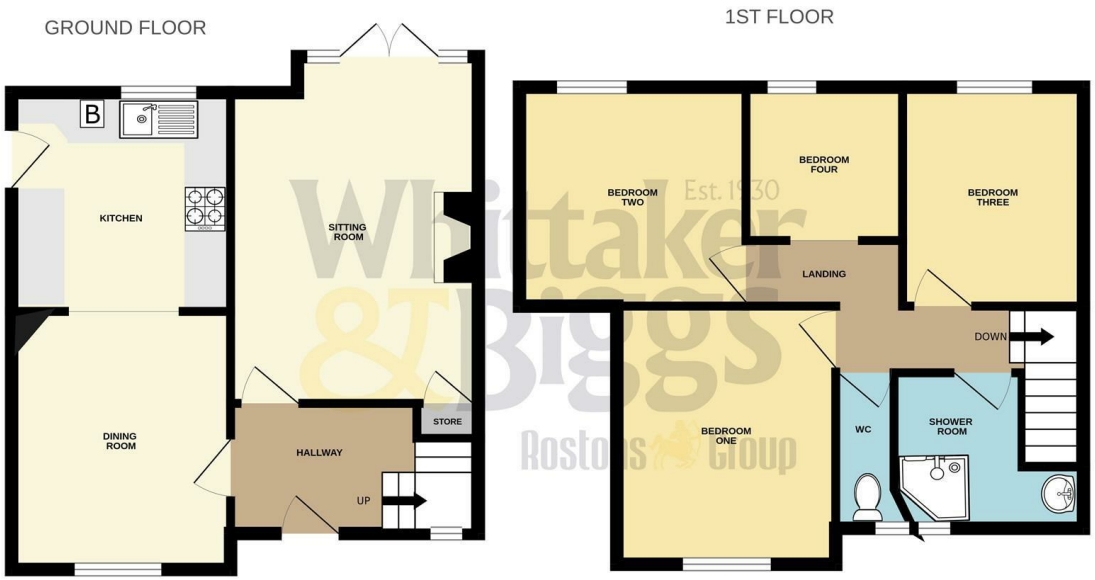
Loft
Part boarded

Externally
To the frontage, block paved driveway suitable for two vehicles, wall and fence boundary.

To the rear, block paved patio, area laid to lawn, fence boundary, plastic shed, well stocked borders.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

★★★★ STUNNING AND COMPELLING!"
THE KRAYS
Outsiders



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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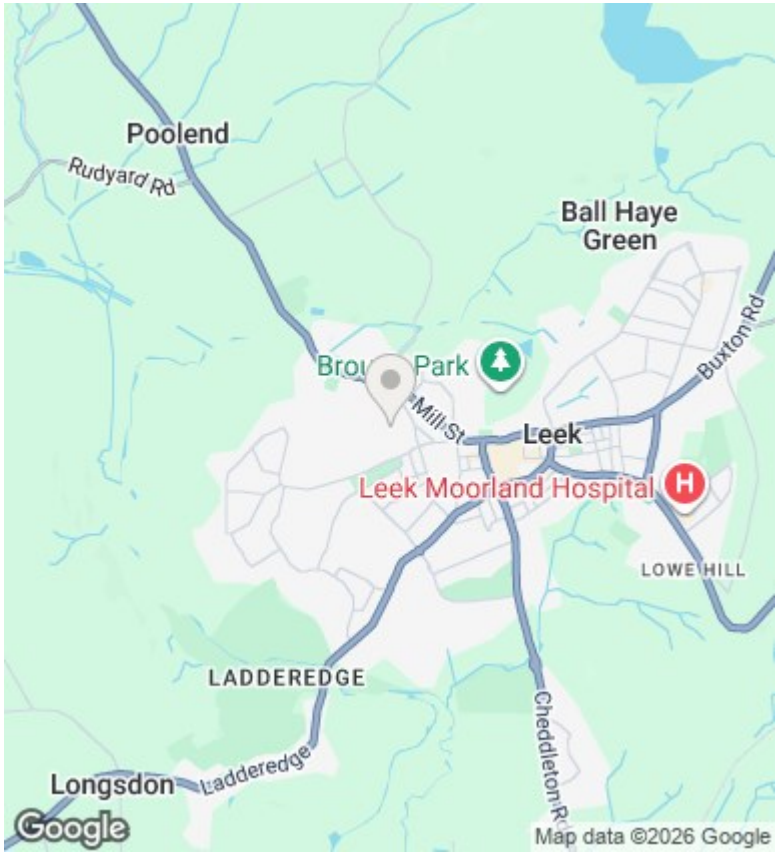


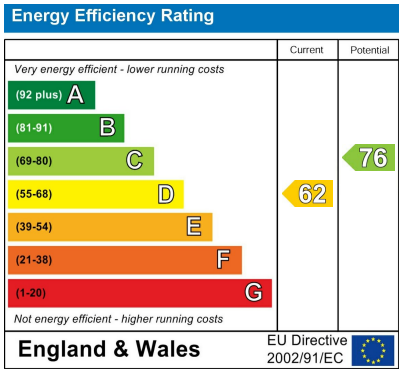
Directions

Viewings

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

Council Tax Band

B



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