



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



7 Thornfield Avenue
Leek, ST13 5BP

Offers In The Region Of £265,000



7 Thornfield Avenue

, Leek, ST13 5BP

Delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three generously sized bedrooms, this property is perfect for those looking to settle in a popular residential area known for its accessibility to local amenities including local schools close by and far reaching views over the town and countryside.

The layout of the house is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

One of the standout features of this home is the beautifully landscaped garden, which offers good outdoor space. Whether you are hosting summer barbecues or enjoying a peaceful morning coffee, this garden is sure to become a cherished part of your daily life. Additionally, the property includes a garage, providing ample storage or parking space, which is a valuable asset in today's busy world.

This large three-bedroom family home is not just a place to live, it is a place to create lasting memories. With its prime location in a sought-after area, it is an ideal choice for those looking to enjoy the best of Leek living.

VIEWING IS HIGHLY RECOMMENDED.

Directions

From our Derby Street office take the A523 Ashbourne Road out of the town and take the tenth turning left into Moorland Road and take the second turning right into Thornfield Avenue where number 7 is situated on the left hand side identifiable by our For Sale board.





Entrance Porch

uPVC external door to front, tiled floor.

Entrance Hall

Staircase off, radiator.

Living Room/DiningRoom

16'4" x 15'10" (5.0 x 4.85)

uPVC double glazed window to front, stone fireplace incorporating living flame gas fire, radiator, double doors to kitchen.



Kitchen

16'4" x 6'5" (5.0 x 1.97)

Range of base cupboards and drawers with plumbing for washing machine, built in double oven, matching wall cupboards, work surfaces with inset one and a half bowl sink unit, uPVC double glazed window to rear overlooking garden, radiator, cushioned floor.

Utility

8'6" x 7'10" (2.61 x 2.41)

Matching wall and base units with work surfaces, radiator, uPVC double glazed door and window to rear, tiled floor, pedestrian door to garage.



First Floor Landing

Loft access.

Bedroom One

13'1" x 10'5" (4.0 x 3.20)

uPVC double glazed window to front with far reaching views, radiator, built in wardrobes.

Bedroom Two

14'1" x 11'11" (4.31 x 3.65)

uPVC double glazed window to rear overlooking garden, radiator, built in store cupboard/walk in wardrobe.

Bathroom
9'8" x 5'4" (2.97 x 1.64)

Panelled bath, pedestal wash hand basin, enclosed shower cubicle incorporating Triton shower fitment, radiator, uPVC double glazed frosted window to rear, wooden floor.

Separate wc

Housing low level wc, wash hand basin in vanity unit, fully tiled walls, uPVC double glazed frosted window to rear, wooden floor.

Bedroom Three

10'3" x 8'5" (3.14 x 2.58)

uPVC double glazed window to front with far reaching views, radiator, built in wardrobes.

Outside

The property is approached over a tarmac driveway providing off road parking and leading to adjoining garage. Established flower borders.

Garage

13'11" x 8'7" (4.25 x 2.64)

Up and door to front, concrete floor, wall mounted Alpha gas boiler, light and power connected.

Rear Aspect

To the rear elevation is established well maintained gardens laid to lawns with mature trees and shrubs.

Summerhouse

Timber and felt summerhouse laid on a flagged base.

Services

We understand that the property is connected to all mains services.

Council Tax Band

The Council Tax Band is C under the Staffordshire Moorlands District Council, Stockwell Street Leek.





[Viewings](#)

By prior arrangement through Graham Watkins & Co.

[Measurements](#)

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

[Please Note](#)

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.

[Tenure & Possession](#)

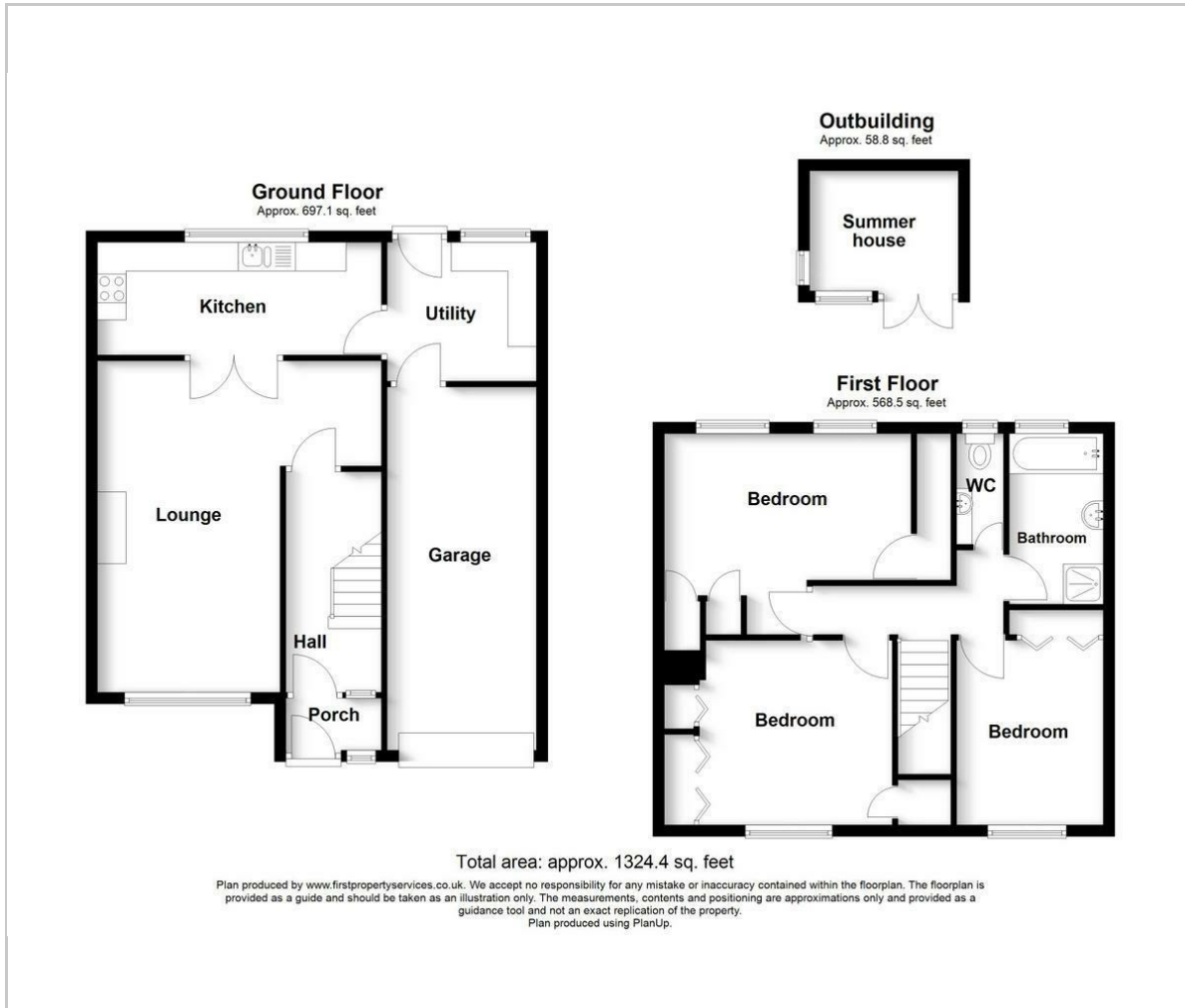
The property is held freehold and vacant possession will be given upon completion.

[Wayleaves & Easements](#)

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.



Floor Plan

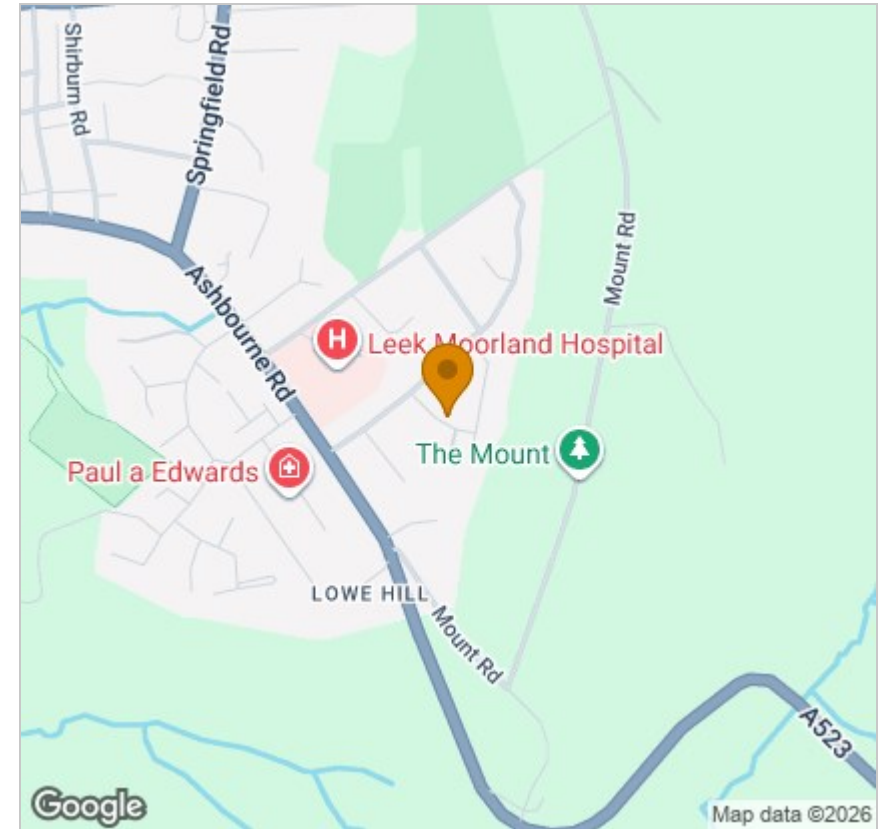


Viewing

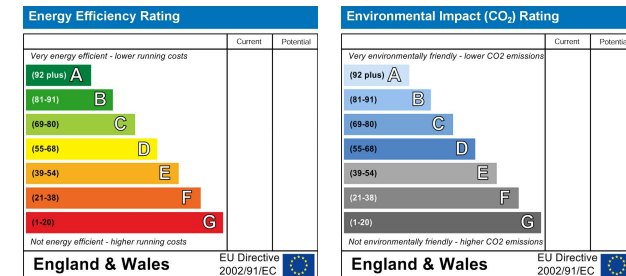
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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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.