



## 18 Hawksworth Avenue, Leek, ST13 5RS

Offers In The Region Of £235,000

- Selling with NO CHAIN for a straightforward purchase.
- Three well-proportioned bedrooms.
- Substantial south-east facing rear garden, ideal for entertaining and family enjoyment.
- Ideal purchase for families, first-time buyers, or investors seeking a property with potential.
- Semi-detached family home situated in a popular residential location.
- Excellent opportunity to modernise and add value.
- Private driveway providing off-road parking.
- Benefitting from a rear extension, enhancing the overall accommodation.
- Spacious and versatile accommodation throughout.
- Conveniently located close to local amenities, schools, and transport links.

# 18 Hawksworth Avenue, Leek ST13 5RS

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer for sale this semi-detached home, situated within a popular residential location and offering excellent potential for a purchaser to modernise and add value. Generously extended to the rear, the property provides spacious and versatile accommodation, making it an ideal opportunity for families, first-time buyers, or investors alike.

The accommodation includes three well-proportioned bedrooms together with a range of living spaces that can be adapted to suit a variety of lifestyles. While the property would benefit from updating, it presents an exciting opportunity to create a home tailored to individual tastes and requirements.

Externally, the property enjoys a substantial south-east facing rear garden, offering an excellent space for outdoor entertaining, gardening, or family enjoyment throughout the day. A private driveway provides convenient off-road parking, while the property's location places it within easy reach of local amenities, schools,



Council Tax Band: C



## Location

Situated within a well-established residential area of Leek, Hawksworth Avenue offers convenience, community, and access to the beautiful Staffordshire countryside. The property is ideally placed for families and professionals alike, with local schools, everyday amenities, and leisure facilities all within easy reach, while Leek's bustling market town centre provides a variety of independent shops, cafés, restaurants, and supermarkets.

Residents can enjoy excellent access to nearby walking routes, parks, and the stunning Peak District National Park, making it an ideal location for those who appreciate outdoor pursuits. The area also benefits from good transport links to Stoke-on-Trent, Macclesfield, and surrounding towns, making commuting straightforward while allowing homeowners to enjoy the quieter pace of life that Leek is renowned for. Combining convenience, green surroundings, and a strong sense of community, Hawksworth Avenue is a highly desirable place to call home.

## Ground Floor

### Porch

6'6" x 2'0"

Wood double glazed French doors with transom and sidelight windows to the frontage, tiled floor.

### Hall

11'11" x 6'6"

Wood glazed stained glass door with stained glass transom windows and stained glass sidelight windows to the frontage, stairs to the first floor, radiator, understairs pantry with cold shelf and window.

### Reception One

22'9" x 10'11" max measurement

UPVC double glazed patio doors to the rear, UPVC double glazed window to the side aspect, gas fire, marble hearth and surround, wood mantle, two radiators.

### Reception Two

12'9" x 10'11" not into bay window

UPVC double glazed bay window to the frontage, gas fire, tiled hearth and surround, two radiators.

### Kitchen

16'3" x 8'9" max measurement

UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, serving hatch, radiator, gas fired wall mounted Vaillant boiler, space for freestanding fridge freezer, cooker point, space and plumbing for a washing machine.

## First Floor

### Landing

UPVC double glazed window to the side aspect, loft hatch.

### Bathroom

9'4" x 6'5"

UPVC double glazed window to the rear, panel bath, chrome mixer tap, handheld shower attachment, pedestal wash hand basin, chrome taps, low-level WC, radiator, airing cupboard housing the hot water tank.

### Bedroom One

12'10" x 10'11" not into bay window

UPVC double glazed bay window to the frontage, fitted wardrobes, radiator.

### Bedroom Two

12'10" x 10'11"

UPVC double glazed window to the rear, fitted wardrobes, radiator.

### **Bedroom Three**

7'3" x 6'6"

UPVC double glazed window to the frontage, radiator.

### **Loft**

Insulated, part boarded, pull-down-ladder, light.

### **Externally**

To the frontage, concrete driveway, area laid to lawn, fence and hedge boundary, gated access to the rear.

To the rear area laid to lawn, hedge and fence boundary, mature shrubs, timber shed, paved patio.

### **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.

### **AI Image Enhancement Disclaimer**

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TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## Directions

## Viewings

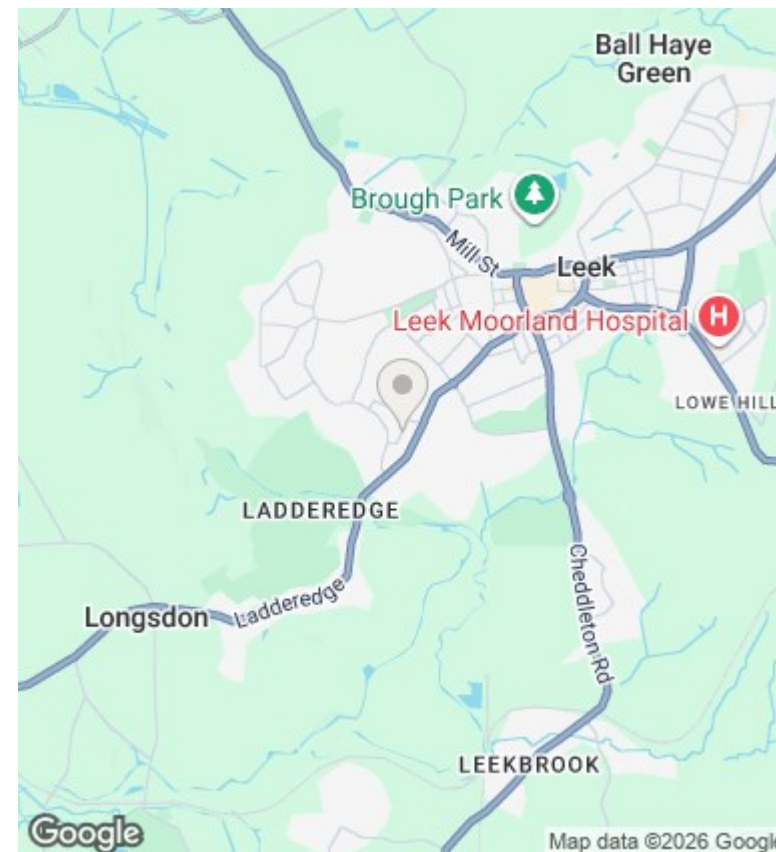
Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

## Photo Editing Disclaimer:

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