



7 Hillswood Avenue, Leek, ST13 8EQ

Offers In The Region Of £265,000

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

7 Hillswood Avenue, Leek ST13 8EQ

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.



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.

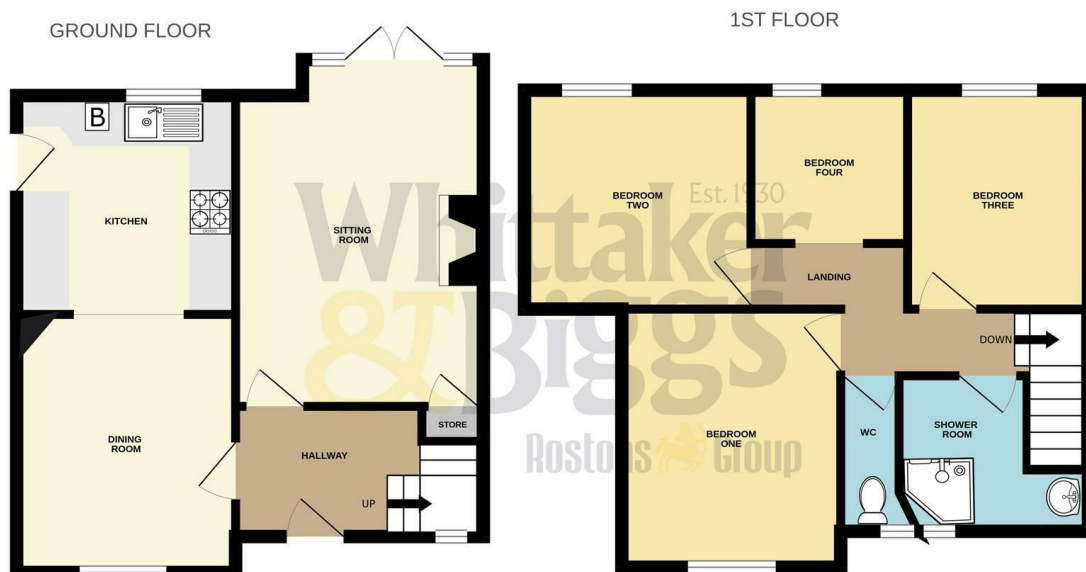
To the rear, block paved patio, area laid to lawn, fence boundary, plastic shed, well stocked borders.

AML REGULATIONS

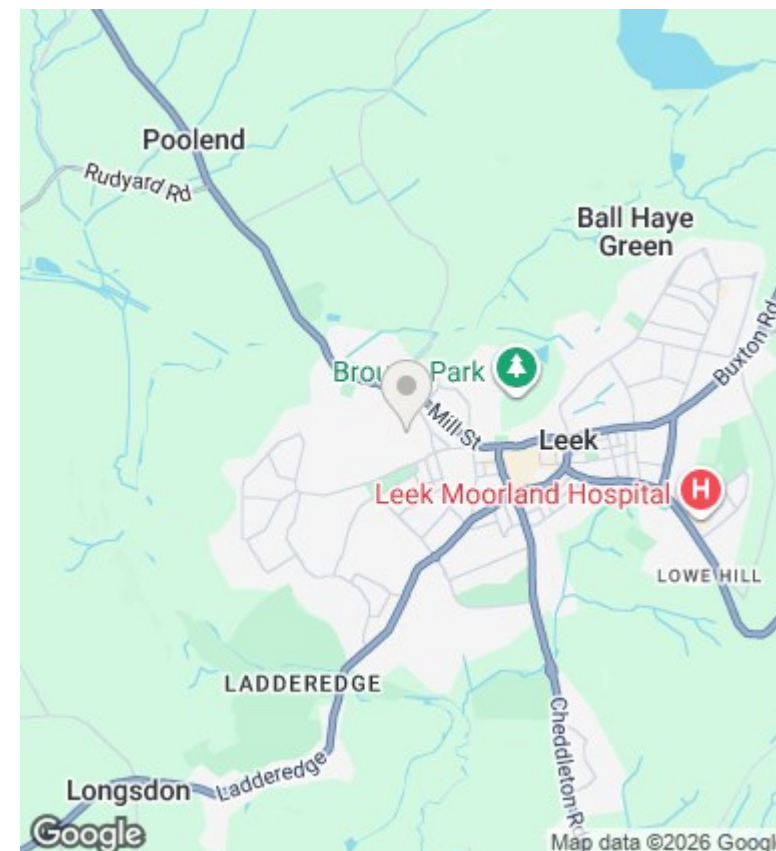
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		