



Hall Avenue, Leek, ST13 6BT.
Offers in the Region Of £205,000

Whittaker ^{Est. 1930}
& Biggs

Hall Avenue, Leek, ST13 6BT.

This two bedroom semi-detached home has been refurbished to an exceptional standard throughout and includes an impressive loft room, having fixed staircase and velux style windows, offering a versatile space.

The property is nestled on an impressive plot, with a driveway which can accommodate a number of vehicles, double garage and a private rear garden. The property boasts a refitted kitchen and bathroom, electric heating with thermostat control and the property is nestled on a quiet cobbled road, which can also be accessed from Ball Hays Green.

You're welcomed into the property via the entrance porch, which is of Upvc double glazed construction. The entrance hallway is a light and airy space, with access to the first floor, living room and breakfast kitchen. The breakfast kitchen has a good range of fitted units to the base and eye level, breakfast bar with storage beneath, electric hob, extractor, integral fan assisted oven, marble effect worksurfaces/upstands, Upvc double glazed door to the rear and Upvc double glazed bay window to the side. The living room is a light and airy space, having bay window to the frontage and feature fireplace.

To the first floor are two well proportioned bedrooms, useful storage cupboard on the landing and a contemporary bathroom suite. The bathroom suite incorporates a panel bath with chrome mixer tap and shower attachment, shower cubicle with chrome fitment, low level WC and vanity unit with mixer tap. To the second floor is a loft room, having eaves storage, with two velux style windows with blinds to the rear.

Externally to the frontage is a walled boundary, gated access, well stocked garden with path. The tarmac and concrete driveway is located to the side of the property and provides access to the garage. The garage is constructed of concrete sectional panels, has power, light and pedestrian door to the side. The rear garden has a tarmac path/patio, well stocked, with hedged boundary and shed. A viewing is highly recommended to appreciate this home's location, plot and excellent condition. Offered for sale with NO CHAIN.

Situation

Ideally located on the outskirts of the town this spacious family home is ideally positioned for local amenities and within walking distance of the local schools.



Entrance Porch

UPVC double glazed windows and door to the front elevation, UPVC double glazed windows to the side elevation.

Entrance Hallway

Electric thermostat radiator, stairs to the first floor.

Breakfast Kitchen 11' 4" x 13' 10" (3.45m x 4.21m)

Range of fitted units to the base and eye level, four ring ceramic hob, stainless steel extractor fan, integral fan assisted oven, breakfast bar with storage beneath, UPVC double glazed window to the rear elevation, composite style one and a half sink with drainer, mixer tap, plumbing for washing machine, space for fridge, marble effect worksurfaces, UPVC double glazed bay window to the side elevation, UPVC double glazed door to the rear elevation, electric thermostat radiator.

Living Room 17' 8" x 9' 11" (5.38m x 3.03m)

UPVC double glazed window to the rear elevation, UPVC double glazed bay window to the front elevation, feature fireplace.

First Floor

Landing

UPVC double glazed window to the side elevation, UPVC double glazed window to the front elevation, electric thermostat radiator, storage cupboard.

Bathroom 11' 6" x 6' 7" (3.50m x 2.01m)

Panel bath, chrome mixer tap, shower attachment, low level WC, vanity unit with storage beneath, chrome mixer tap, walk in shower cubicle with chrome fitment, electric thermostat radiator, UPVC double glazed window to the rear elevation.

Bedroom One 8' 7" x 17' 5" (2.61m x 5.30m)

Two UPVC double glazed windows to the rear elevation, electric thermostat radiator.

Bedroom Two 8' 9" x 11' 6" (2.67m x 3.50m)

UPVC double glazed window to the front elevation, electric thermostat radiator.

Second Floor

Loft Room 8' 5" x 19' 6" (2.56m x 5.94m)

Two Velux style windows with fitted blinds to the rear elevation, electric thermostat radiator.

Garage 22' 10" x 12' 9" (6.96m x 3.89m)

Power and light connected, up and over door to the front, pedestrian door to the side.

Externally

To the front, gravel area, tarmacadam path, walled boundary, gated access, well stocked borders. To the side, tarmacadam driveway, hedged boundary, concrete sectional garage. To the rear, outside water tap, tarmacadam path, patio, well stocked borders, hedged and walled boundaries, shed.



Note:
Council Tax Band: B

EPC Rating: D

Tenure: believed to be Freehold

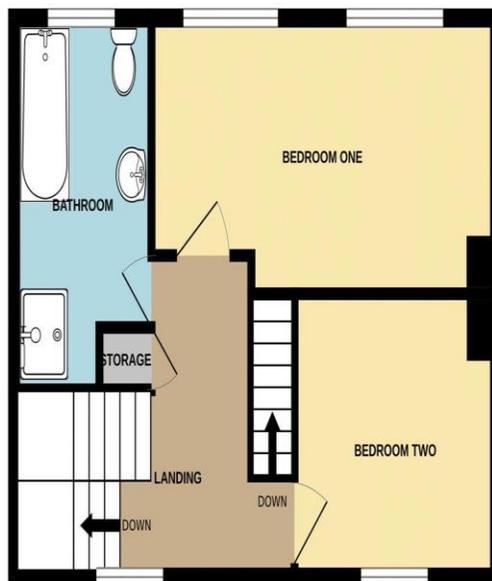




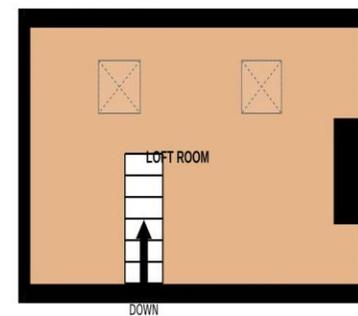
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

Made with Metropix ©2023



Directions

From our Derby Street Leek Office, proceed along Ball Haye Street and at the traffic lights continue straight ahead into Ball Haye Road. Follow this road passing the Brough Park Leisure Centre on the left hand side and continue along this road which then becomes Ball Haye Green. Follow this road taking the fourth turning right into Novi Lane and the first turning right into Provost Place. Continue to the T junction turning right into Hall Avenue. Follow the avenue to its extremity and bear right along the cobbled entry where the property is situated on the right hand side identifiable by a Whittaker & Biggs For Sale board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**