



West End Avenue, Leek,
Staffordshire, ST13

Asking Price: £235,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Council Tax Band: B
EPC Rating: C

Take a moment to admire this incredible three bedroom detached family home located in a prime position on the fringe of Leek. Stepping inside, the property is incredibly modern boasting a beautifully decorated, dual aspect downstairs reception space with patio door access to the enclosed, non-overlooked rear garden. The kitchen diner continues to deliver offering a recently fitted bespoke kitchen with an expansive dual oven along with a Belfast sink. Upstairs the property offers three generously sized double to king sized bedrooms, perfect for families.

This side of the town is often favoured due to its close proximity to nearby shops, amenities and local schools. Leek is an idyllic market town and is perfectly suited to those seeking a semi-rural lifestyle due to its immediate links to the nearby Staffordshire Moorlands and Peak District.

Closer inspections are highly recommended so why not call to arrange a viewing?

EPC GRADE C.

Ground Floor

Entrance Hall
PVCu frosted double glazed door.
Recessed ceiling down lighters. Radiator. Wooden flooring.
Stairs off and access to under stairs storage.

Living Room
Dual aspect PVCu double glazed window and patio doors.
Log burning cast iron stove with exposed brickwork and a wooden mantel.
Recessed ceiling down lighters. Wooden flooring.

Kitchen Diner
PVCu double glazed windows and door.
Shaker style wall, drawer and base units with work surfaces that incorporate a Belfast sink with a polished chrome mixer tap, expansive dual oven with a five ring gas hob and extractor hood along with space for a freestanding fridge freezer.
Radiator. Partially tiled walls and tiled flooring.

First Floor

Landing
Wooden flooring.

Bedroom
PVCu double glazed window.
Recessed ceiling down lighters. Wooden flooring.

Bedroom
PVCu double glazed window.
Wooden flooring.

Bedroom
PVCu double glazed window.
Wooden flooring.

Bathroom
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, vanity wash basin and a panel bath with an adjustable thermostatic shower head and screen. Tiled walls and flooring.

Exterior
Rear enclosed garden laid to lawn with shrub borders and a flagged patio and path. Expansive countryside views.

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.