



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

GW Graham  
Watkins & Co  
**FOR SALE**  
01538 373308  
www.grahamwatkins.co.uk

14 Hawksworth Close

Leek, ST13 8HH

**Offers Over £260,000**



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## 14 Hawksworth Close

Leek, ST13 8HH

A well presented three/four bedroom home located in the popular west end of Leek. The property boasts good sized accommodation including off road parking and rear garden. Internally the house provides a dining kitchen, open plan dining and living room, a shower room and a second reception room which could be utilised as a fourth bedroom to the ground floor. The first floor accommodation offers three main bedrooms and family bathroom. Viewing is highly recommended to appreciate the potential that the property offers.

### Situation

Located in the popular west end of Leek, the property is within walking distance to many local amenities such as schools, shops, public houses, churches and public transport links.

What3Words Location Code:  
///trailers.zoom.compacts

### Accommodation Comprises

#### Entrance Hall

With uPVC double glazed entrance door and double radiator.

#### Downstairs Shower Room

5'4" x 5'0" (1.64 x 1.53)

With a corner shower cubicle incorporating Mira fitment, low level lavatory, wash hand basin, tiled walls and tiled floor.

#### Open plan Living/Dining Room

26'2":3'3" x 13'11" (8:01 x 4.26)

Living area - uPVC double glazed bay window to the front aspect, feature fireplace incorporating gas fire, staircase off.

Dining area - uPVC double glazed window to the rear aspect and single radiator.





#### Bedroom Four / Reception Room

8'7" x 7'8" (2.63 x 2.34)

With uPVC double glazed window to the side aspect and single radiator.

#### Dining Kitchen

14'7" x 8'5" (4.45 x 2.58)

The dining kitchen offers an excellent range of units comprising base cupboards and drawers, work surface incorporating stainless steel sink unit, four ring electric hob, built in double oven, space for a fridge/freezer, part tiled walls, tiled floor, two built in store cupboards and uPVC double glazed door to the rear gardens.

#### First floor landing

#### Master Bedroom

16'4" x 16'2" max (5.0 x 4.95 max)

The master bedroom benefits from two uPVC double glazed windows to the front aspect, single radiator and an extensive range of built-in bedroom furniture.

#### Bedroom Two

9'5" x 9'6" (2.89 x 2.91)

With uPVC double glazed window to the front aspect, built in double wardrobe and built-in airing cupboard housing Worcester boiler.

#### Bedroom Three

9'8" x 9'6" (2.95 x 2.91)

With a uPVC double glazed window to the front aspect and built in wardrobe.

#### Bathroom

7'3" x 5'10" (2.22 x 1.78)

The bathroom suite comprises a corner bath, pedestal wash hand basin, low level lavatory, part tiled walls and uPVC double glazed frosted window to the rear aspect.



### Outside

To the front of the property there is a herringbone driveway which provides off road parking, flower borders and built in garden store.

### Garage

16'4" x 8'7" (4.98 x 2.62)

Up and over door, concrete floor, light and power connected. Pedestrian door to the rear.

### Rear Gardens

Feature Indian stone patio with steps leading to further gardens ,laid to lawns and flower borders. Pedestrian door to the rear of the garage.

### Services

We believe the property is connected to mains services.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Council Tax and Local Authority

We believe the property is in band C and the local authority is Staffordshire Moorlands District Council.

### Tenure and Possession

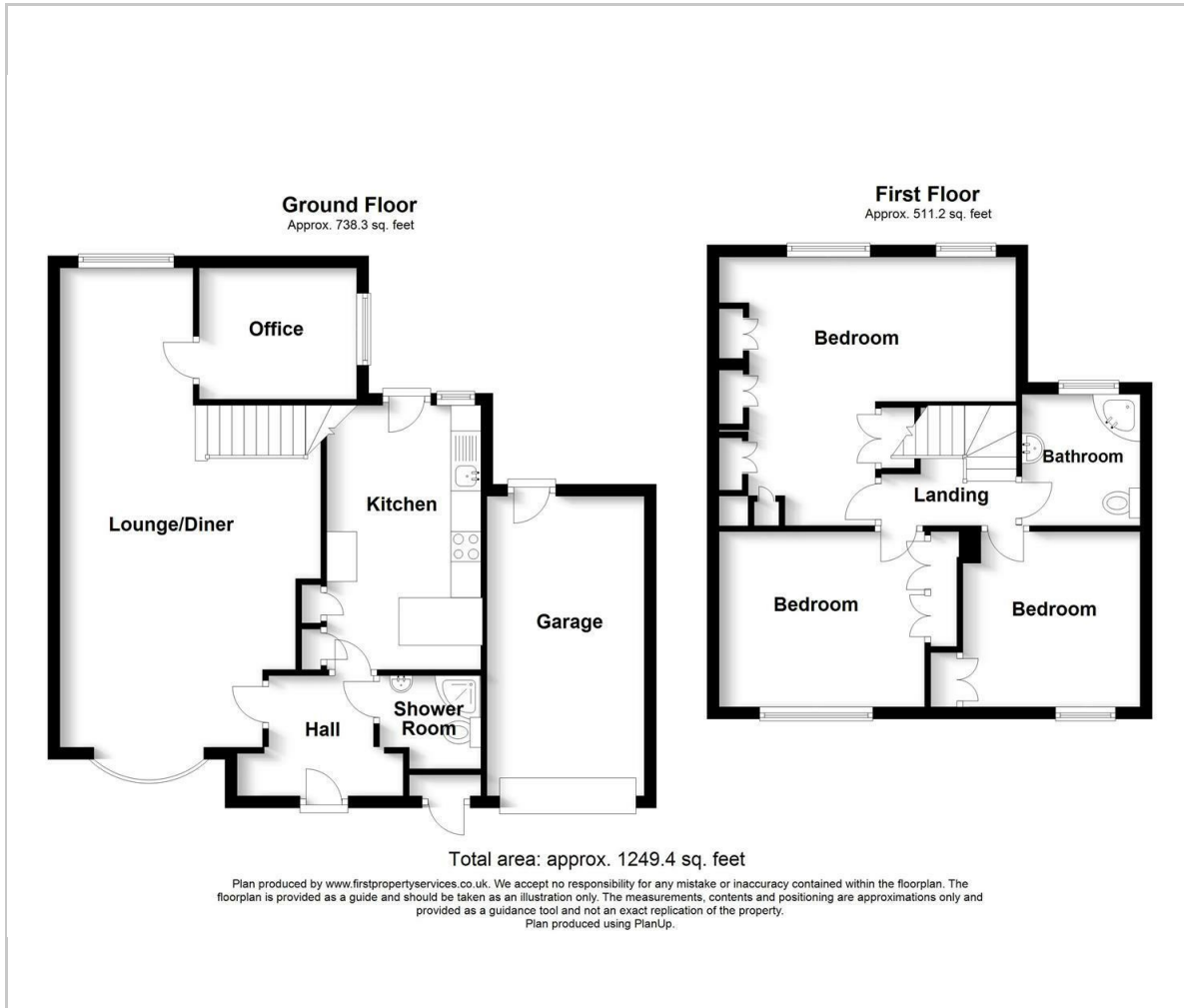
The property is held freehold and vacant possession will be given upon completion.

### 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.



## Floor Plan



## Viewing

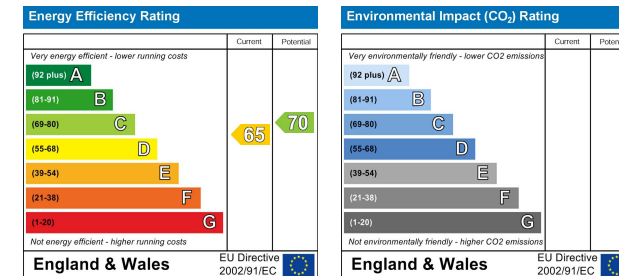
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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