



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



7 Campbell Avenue, Leek, ST13 5RP

Offers In The Region Of £180,000

Offered for sale is this distinctive three bedroom semi-detached home located on the edge of Leek's town centre. Internally, the property benefits from two spacious reception rooms, a conservatory, good sized dining kitchen and W.C to the ground floor. The first floor has three family sized bedrooms and a wet room with separate wc. Externally, the property benefits from off road parking to the rear aspect, low maintenance garden including a pond, detached garage and an adjoining workshop.

Viewing is highly recommended to appreciate the location and potential on offer.



Situation and Directions

Located on the West End of Leek and within walking distance of Leek's market town centre, the property is within close proximity to many local amenities such as schools, shops, supermarkets, churches, public houses and public transport links. The property is also ideally located for commuting to Stoke-on-Trent, Ashbourne, Derby and Macclesfield.

From the centre of Leek, proceed down Broad Street towards Morrisons. Continue over the roundabout and continue along Newcastle Road. Turn right just after Morrisons on to Campbell Avenue and the property will be found on the right hand side.

Accommodation Comprises:

Entrance porch with front door and frosted side panels, radiator and quarry tile floor.

Entrance Hall



With double glazed frosted window to the side aspect, radiator, stairs and under stairs storage.

Dining Kitchen 15'7" x 8'7" (4.76 x 2.63)



The kitchen offers base cupboards and drawers with work tops, stainless steel sink unit, matching wall mounted cupboards along with space for a

dining table, double glazed window to the side and rear aspects, tiled floor and external door.



Dining Room 11'11" x 9'10" (3.65 x 3.01)



A good sized reception room which could be utilised as either dining room or living room having a double glazed window to rear and tiled fireplace including a gas fire.

Living Room 12'10" x 10'11" (3.93 x 3.33)



The living room is again a spacious reception room and could have a variety of uses having a double glazed window to the front aspect, radiator and a brick fireplace including a gas fire.

Downstairs W.C

With low level lavatory, double glazed frosted window to the rear aspect and fully tiled walls and floor.

Conservatory 13'2" x 6'3" (4.03 x 1.93)

With windows to the rear and side aspects, external door, tiled floor and radiator.

First Floor Landing



With a feature roof lantern and radiator.

Bedroom One 12'11" x 10'11" (3.94 x 3.34)



A good sized light and airy double bedroom with large double glazed window to the front aspect and radiator.

Bedroom Two 11'10" x 9'11" (3.63 x 3.03)



Another good sized double bedroom with double glazed window to the rear aspect and radiator.

Bedroom Three 8'8" x 8'8" (2.66 x 2.65)

An ideal third bedroom or even study/hobby room, with double glazed window to the rear aspect and radiator.

Wet Room 7'6" x 5'5" (2.29 x 1.67)



Having wall mounted mains shower, wash hand basin, radiator, fully tiled walls, double glazed frosted window to the front.

Separate W.C



With low level lavatory, fully tiled walls, double glazed frosted window to the side aspect.

Outside



To the front aspect there are mature gardens and a

shared driveway leading to the rear.

To the rear aspect there is a patio with mature borders, ornamental pond, enclosed seating area and off road parking.



Workshop 15'1" x 11'9" (4.62 x 3.60)

With door and window, lighting and power connected.

Garage 16'8" x 8'7" (5.10 x 2.62)

With new 'up and over' door, concrete floor, door to the workshop, lighting and power connected.

Services

We believe the property is connected to mains services.

Viewings

By prior arrangement through Graham Watkins & Co.

Local Authority and Council Tax

The local authority is Staffordshire Moorlands District Council and the council tax is in band C

Tenure and Possession

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

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

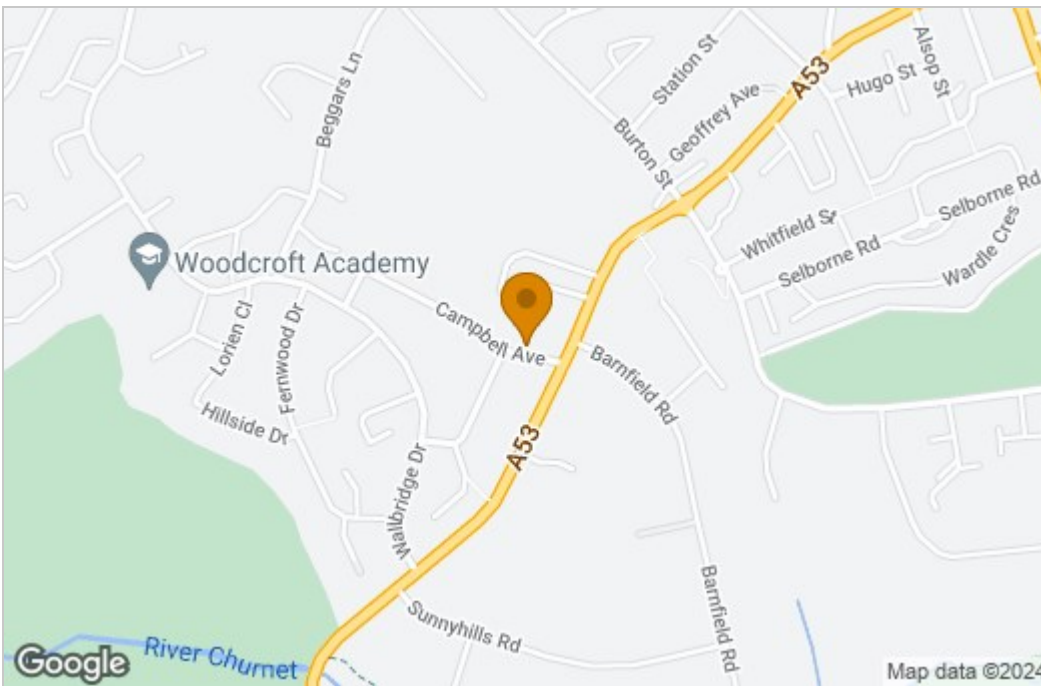
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Floor Plan

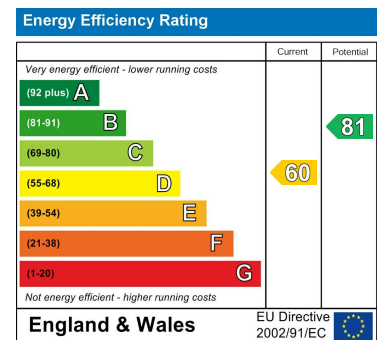


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>