



34 West End Avenue, Leek, Staffordshire, ST13 8BD

Offers In The Region Of £225,000

- Three bedroom semi detached home
- High specification kitchen
- West End of town
- Presented to an excellent standard throughout
- Morso multi fuel stove
- Ideal home for a first time buyer
- Enclosed rear garden
- Contemporary bathroom

34 West End Avenue, Leek ST13 8BD

Nestled in the charming West End Avenue of Leek, Staffordshire, this delightful three-bedroom semi-detached home is presented to an excellent standard throughout. The property boasts a high specification kitchen that is sure to impress, featuring elegant granite worksurfaces, underfloor heating, a convenient seating bench, a range-style cooker, an integral dishwasher, and a classic Belfast sink, making it a perfect space for culinary enthusiasts.

The spacious living room is a welcoming retreat, enhanced by a Morso multi-fuel burner that adds both warmth and character. With patio doors leading to the rear, this room seamlessly connects indoor and outdoor living, allowing for an abundance of natural light to fill the space.

The contemporary bathroom is thoughtfully designed, complete with an integral shower and a stylish Roca WC, ensuring both functionality and modern aesthetics.



Council Tax Band: B



Entrance Hallway

Composite double glazed door to the front, stairs to the first floor, oak flooring, recess under the stairs with light, radiator.

Dining Kitchen

13'3" x 11'0"

Tiled floor with underfloor heating, range of fitted units to the base and eye level, leather finished granite work surface, Belfast sink, chrome mixer tap, Belling extractor, Belling five ring gas hob, electric oven and grill, integral dishwasher, cupboard housing the washing machine, cupboard housing Glow-worm gas fired boiler, larder cupboard, two UPVC double glazed windows to the side, one to the rear, UPVC double glazed door to the rear, radiator, built in seating bench, inset downlights, tiled splash backs.

Living Room

17'5" x 9'9"

Oak flooring, UPVC double glazed patio doors to the rear, UPVC double glazed window to the front, radiator, Morso multi-fuel stove, stone hearth, brick surround, wood mantle, inset downlights.

First Floor

Landing

Half landing, UPVC double glazed window to the side. Landing, UPVC double glazed window to the front, inset downlights, loft access with ladder.

Bedroom One

14'1" x 8'2" max measurements

Radiator, UPVC double glazed window to the front, inset downlights, recess with hanging space.

Bedroom Two

12'9" x 9'0" max measurements

UPVC double glazed window to the rear, radiator, inset downlights.

Bedroom Three

11'0" x 6'8"

Inset downlights, radiator, UPVC, double glazed window to the rear.

Bathroom

Roca low level WC, vanity wash hand basin with storage beneath, chrome waterfall mixer tap, panel bath, chrome waterfall mixer tap with shower attachment, integral chrome shower, chrome heated ladder radiator, extractor, partly tiled, UPVC double glazed window to the rear, mirror with storage.

Externally

To the front, paved path, area laid to slate chippings, light, fenced and hedged boundary.

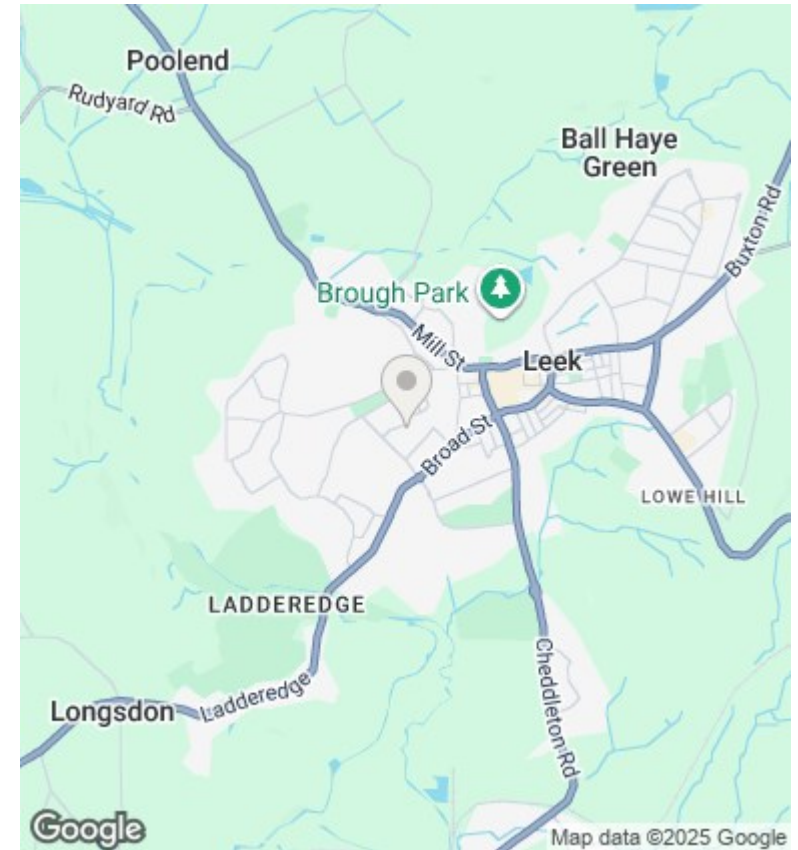
To the rear, patio area, laid to lawn, fenced/hedged boundary, well stocked borders and metal shed, electric power point and lighting.







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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	