



## 18 Hillswood Avenue, Leek, ST13 8EG

Offers In The Region Of £215,000

- Selling with NO CHAIN!
- En-suite to bedroom one
- Fully enclosed rear garden
- Semi detached property
- First floor bathroom & ground floor WC
- Council tax band C
- Three bedrooms
- Driveway for two vehicles
- Located in a popular residential area

# 18 Hillswood Avenue, Leek ST13 8EG

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this charming semi-detached house, presenting an excellent opportunity for families and first-time buyers alike. Spanning an inviting 840 square feet, the property boasts three well-proportioned bedrooms, including an en-suite bathroom attached to bedroom one, ensuring both comfort and privacy.

The ground floor features a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings. The first-floor bathroom adds convenience for the household, making morning routines a breeze.

Outside, the property is complemented by a fully enclosed rear garden, providing a safe and private space for children to play or for hosting summer barbecues. The driveway accommodates two vehicles, offering practical off-road parking in this popular neighbourhood.



Council Tax Band: C



## Ground Floor

### Hall

12'3" x 3'5"

Wood double glazed door to the frontage, radiator, stairs to the first floor.

### WC

6'5" x 2'11"

UPVC double glazed window to the frontage, wall mounted wash hand basin, chrome taps, low level WC, radiator.

### Sitting Room

18'3" x 11'6" max measurement

UPVC double glazed window to the frontage, electric fire, marble effect hearth and surround, wood mantel, under stairs storage cupboard, radiator.

### Kitchen Diner

14'11" x 8'9"

UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, units to the base and eye level, four ring gas hob, Hotpoint electric fan assisted oven, extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, cupboard housing the Alpha combi boiler, space and plumbing for a washing machine, space for table and chairs, radiator.

## First Floor

### Landing

Loft hatch.

## Bedroom One

11'4" x 10'0"

UPVC double glazed window to the frontage, radiator.

### En-suite

8'0" x 3'4"

UPVC double glazed window to the frontage, walk-in shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, part tiled, radiator, shaver point.

## Bedroom Two

8'7" x 7'10"

UPVC double glazed window to the rear, radiator.

## Bedroom Three

9'0" x 6'10" max measurement

UPVC double glazed window to the rear, radiator.

## Bathroom

7'9" x 5'6"

UPVC double glazed window to the side aspect, panel bath, chrome taps, pedestal wash hand basin, chrome taps, low level WC, part tiled, radiator, extractor fan, shaver point.

## Loft

Pull-down-ladder.

## Externally

To the frontage tarmac drive suitable for two vehicles, gated access to the

rear.

To the rear, paved patio, area laid to lawn, fence boundary, timber shed.

### **AML REGULATIONS**

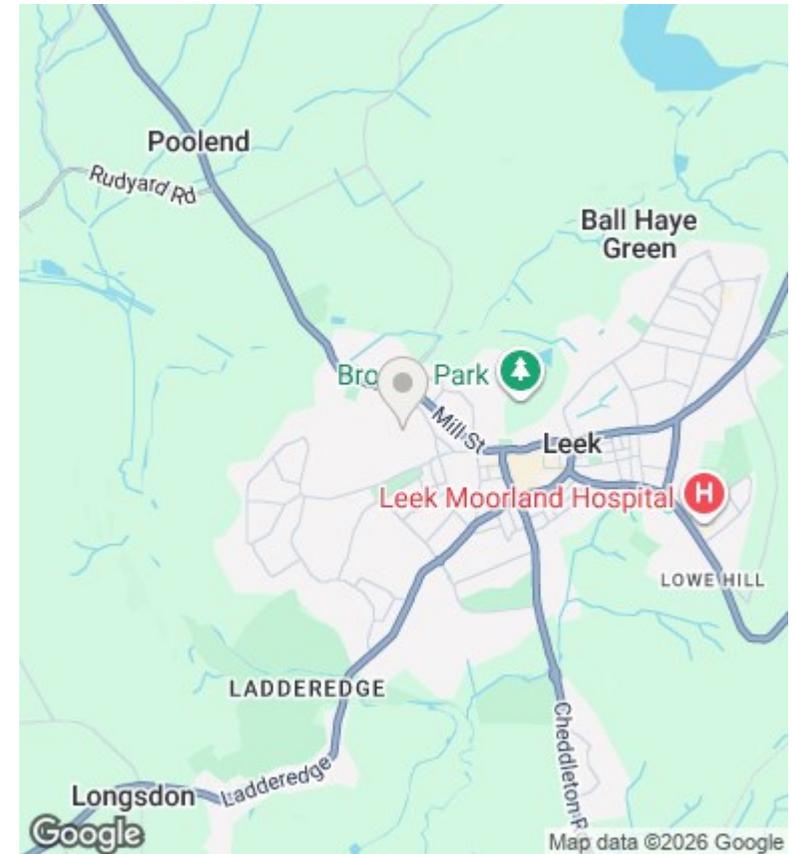
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	