



## 31 North Avenue, Leek, ST13 8DP

£150,000

- Mid terraced property
- Rear courtyard and front forecourt
- Well presented throughout
- 2 double bedrooms
- Breakfast room
- South east facing rear courtyard
- Ground floor bathroom
- Usable loft space with skylight
- NO CHAIN!



# 31 North Avenue, Leek ST13 8DP

Selling with NO CHAIN, Whittaker and Biggs are please to offer to the market this delightful house, built in 1900, that offers a perfect blend of character and modern living. The property is well presented throughout, making it an inviting space for potential buyers or those looking for a Buy-to-Let.

Upon entering, you will find a spacious sitting room that provides ample space for relaxation and entertaining. The two double bedrooms are generously sized, ensuring comfort and privacy for all occupants. The well-appointed bathroom adds to the convenience of this lovely home.

The home features a breakfast room that is conveniently located off the kitchen, creating a warm and welcoming atmosphere for family meals or casual dining. The private gravelled rear courtyard offers a tranquil outdoor space, perfect for enjoying a morning coffee or evening gatherings. Additionally, the forecourt frontage adds to the property's curb appeal.



Council Tax Band: A



## Ground Floor

### Sitting Room

15'1" x 11'1"

Wood door with transom window to the frontage, UPVC double glazed window to the frontage, log burner, wood mantel, exposed brick chimney breast, white vertical column radiator, stairs to the first floor.

### Kitchen

11'0" x 8'0"

UPVC double glazed window to the rear, units to the base and eye level, exposed brickwork, Beko four ring gas hob, Whirlpool electric fan assisted oven, extractor fan, integral undercounter fridge, integral Logic washing machine, radiator.

### Breakfast Room

11'1" x 4'8"

UPVC double glazed door to the side aspect. UPVC double glazed window to the side aspect, breakfast bar, storage cupboard, radiator.

### Bathroom

6'6" x 5'5"

UPVC double glazed window to the side aspects, panel bath, brass taps, shower over, glass shower screen, pedestal wash hand basin, brass taps, low level WC, white ladder radiator, extractor fan.

## First Floor

## Landing

Loft hatch.

### Bedroom One

11'1" x 11'11"

UPVC double glazed window to the frontage, over stairs storage cupboard, fitted wardrobe, gas fired boiler.

### Bedroom Two

11'1" x 8'1"

UPVC double glazed window to the rear, radiator, fitted wardrobe.

## Loft Space

Velux skylight, pull-down-ladder, lighting.

## Externally

To the frontage, forecourt with a walled boundary.

To the rear, gravel courtyard, wall and fence boundary, gated access to the rear, brick out house.



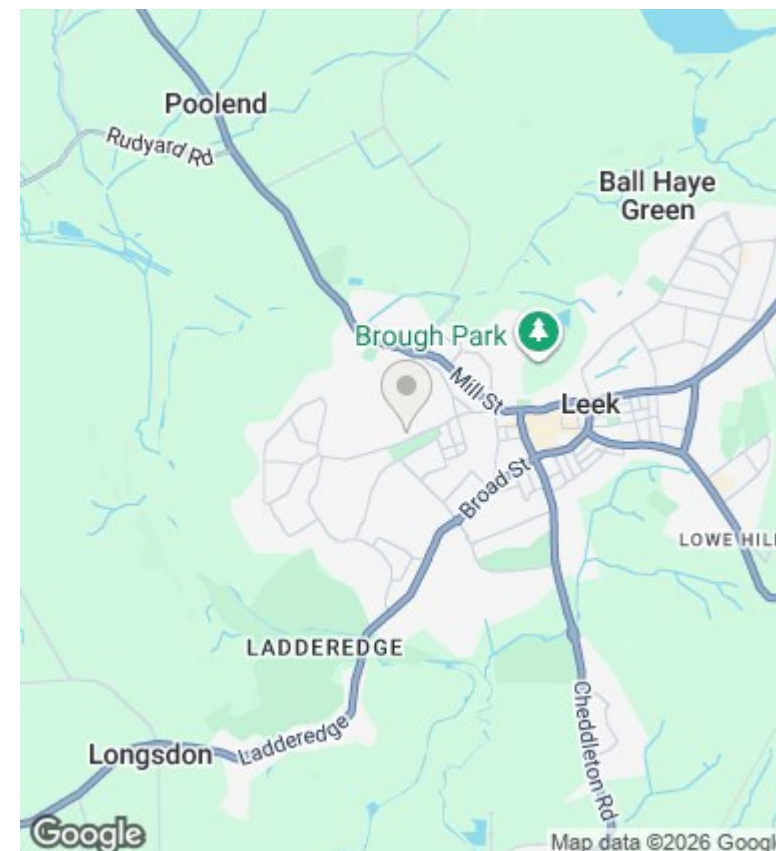








Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used 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.  
Made with Hozonplan (2025)



## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		