Whittaker & Biggs Est. 1930
Rostons Group







# 29 Hall Avenue, Leek, ST13 6BT

## Offers In Excess Of £200,000

- Selling with NO CHAIN! Fully renovated three-bedroom semi-detached property.
- Impressive open-plan kitchen diner, perfect for everyday living and entertaining.
- Attractive Indian stone raised patio, ideal for al fresco dining and social gatherings.
- Ideal purchase for first-time buyers, downsizers, or investors looking to expand a property portfolio.
- Situated in a popular cul-de-sac location, ideal for families and professionals alike.
- Contemporary family bathroom featuring both a bath and separate shower enclosure.
- Artificial lawn providing a practical and year-round green outdoor space.
- Spacious dual-aspect sitting room, enjoying plenty of natural light.
- Landscaped rear garden designed for low-maintenance outdoor enjoyment.
- Truly ready to move straight into, with no renovation work required.

# 29 Hall Avenue, Leek ST13 6BT

Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this well presented three-bedroom semi-detached home, fully renovated throughout and offering stylish and contemporary accommodation that is ready to move straight into. Situated in a popular cul-de-sac location, the property is perfectly suited to first-time buyers, young families, or investors looking for a turnkey addition to a property portfolio.

The spacious dual-aspect sitting room creates a warm and welcoming atmosphere for relaxing and entertaining. At the heart of the home is an impressive kitchen diner, providing ample space for both everyday family life and social occasions, with modern fittings and a practical layout designed for contemporary living.

Upstairs, the property offers three bedrooms along with a beautifully appointed family bathroom featuring a bath and separate shower enclosure, combining style with practicality.

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Council Tax Band: B





## Location

Situated in a well-established residential area of Leek, Hall Avenue enjoys an excellent position for families, professionals and those seeking convenient access to local amenities. The property is within easy reach of Leek town centre, where a variety of independent shops, supermarkets, cafés, restaurants and leisure facilities can be found, while nearby road links provide straightforward connections to Stoke-on-Trent, Buxton and Macclesfield.

One of the area's key attractions is its proximity to a selection of well-regarded schools, including Leek First School, St Edward's Church of England Academy, and St Mary's Catholic Academy, making it an appealing choice for families with children of all ages. Residents also benefit from access to local parks, healthcare facilities and everyday conveniences within easy reach.

For those who enjoy the outdoors, the beautiful Staffordshire Moorlands countryside and the Peak District National Park are just a short drive away, offering an abundance of scenic walking routes, cycling trails and recreational opportunities. Combining market-town charm with excellent amenities and stunning natural surroundings, Hall Avenue represents an attractive location in which to call home.

## Ground Floor

### Hall

7'3" x 5'11"

UPVC double glazed door to the frontage, stairs to the first floor, radiator, WC off.

### Sitting Room

17'7" x 9'10"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, stone hearth, exposed brick inset, wood lintel, meter cupboard.

### Kitchen / Diner

13'6" x 11'2"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, two UPVC double glazed windows to the side aspect, units to the base and eye level, Lamona four ring gas hob, extractor hood, Lamona electric fan assisted oven, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, space for a dining table and chairs, inset ceiling spotlights.

### WC

3'3" x 2'9"

Low level WC, cistern wash hand basin, chrome mixer tap.

## First Floor

### Landing

11'5" x 2'7"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, feature pendant lighting, radiator, loft hatch.

### Bathroom

11'3" x 5'6"

UPVC double glazed window to the rear, panel bath, chrome mixer tap, walk-in shower enclosure, chrome fitments, rainfall showerhead, pedestal wash hand basin, chrome taps, low level WC, anthracite ladder radiator, inset ceiling spotlights, extractor fan.

### Bedroom One

13'11" x 9'8" max measurement

UPVC double glazed window to the frontage, radiator.

### Bedroom Two

9'3" x 7'6"

UPVC double glazed window to the rear, radiator.

### Bedroom Three

8'3" x 5'9" max measurement

UPVC double glazed window to the rear, radiator, gas fired wall mounted Alpha combi boiler.

### Loft

Skylight, fully boarded floor, walls and ceiling.

### Externally

To the frontage, area laid to gravel, gated access to the rear, fence boundary.

To the rear Indian stone patio, Indian stone raised patio, area laid to gravel, area laid to artificial lawn, hedge and fence boundary.

## AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

## Boundary Disclaimer

The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.

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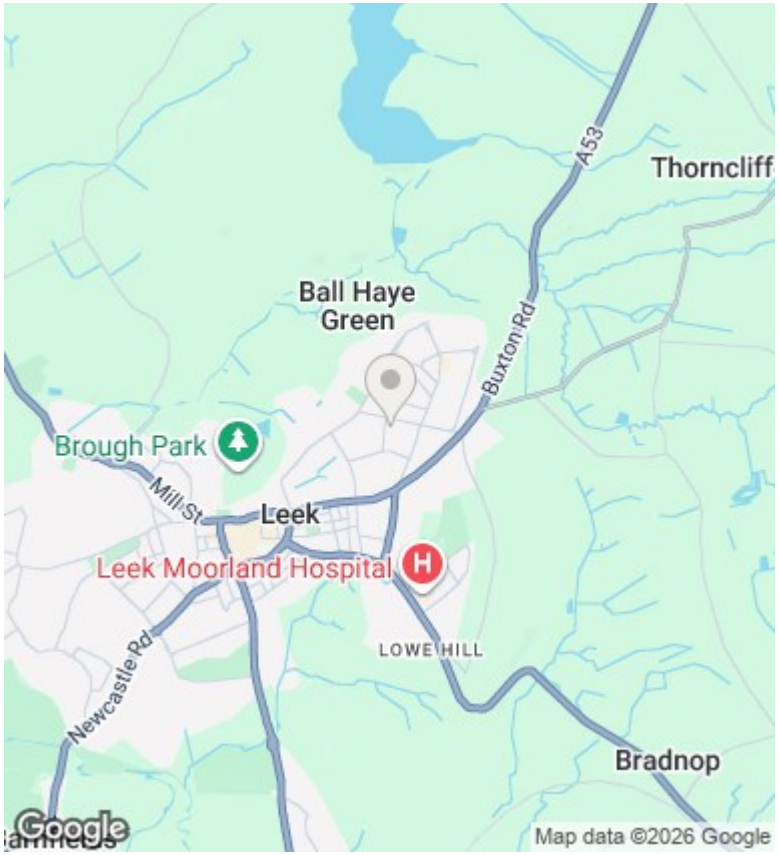







TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

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

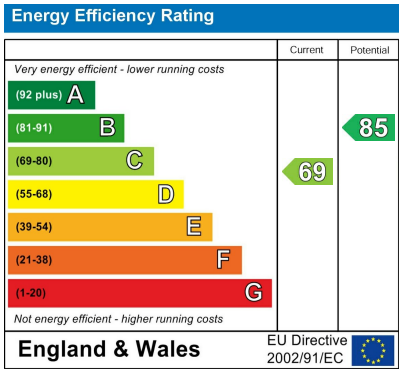



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