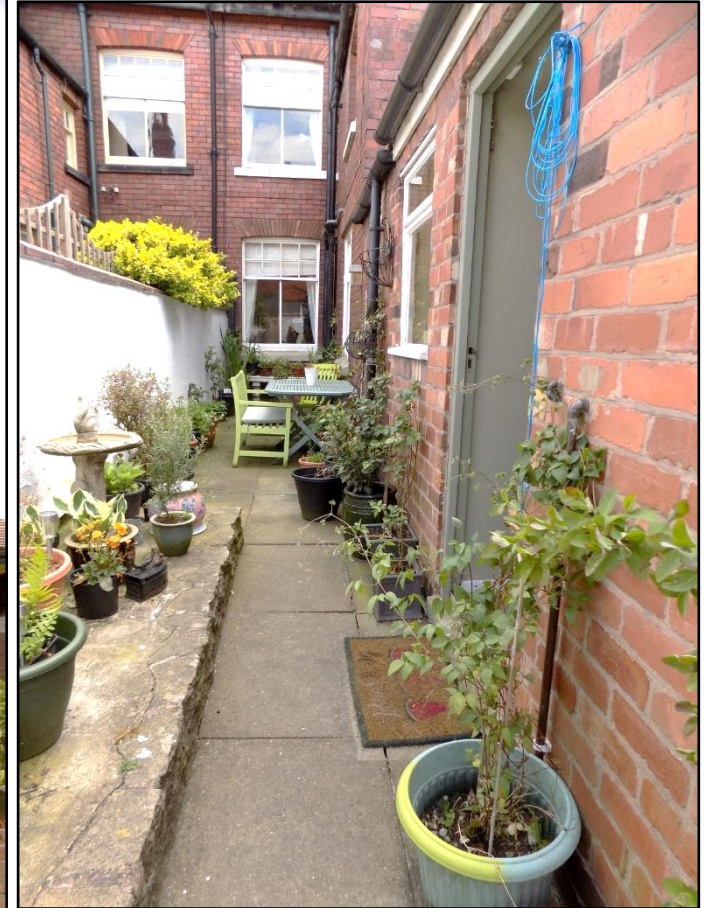


gw

Graham Watkins & Co.

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

69 Derby Street, Leek Staffordshire,
ST13 6JL
Tel: 01538 373308
Fax: 01538 399653
Email: enquiries@grahamwatkins.co.uk
www.grahamwatkins.co.uk



Lyndale
4 Spencer Avenue, Leek, Staffordshire, ST13 5PA



FOR SALE BY PRIVATE TREATY

(subject to Contract)

Lyndale

4 Spencer Avenue, Leek, Staffordshire, ST13 5PA

An excellent opportunity to acquire a grand five bedroom characterful property situated on the edge of Leek Town Centre. Constructed in 1898, Lyndale offers a spacious and beautifully presented living space, with multiple traditional features, that benefits from large windows and gas fired central heating. Briefly comprising a front entrance hall; front room; living room; large cellar; dining room; kitchen; utility and downstairs W.C to the ground floor. To the first floor there are two double bedrooms along with a nursery or box room and good sized bathroom. To the second floor there is a further bedroom and office or bedroom.

Viewing recommended to appreciate the fantastic space and location.

Offers in the Region of £300,000.



Situation

Located on the edge of Leek Town Centre, Lyndale is ideally located for local amenities such as shops, schools and public houses. Accessed via a private road, Lyndale sits opposite a woodland area that is part of a conservation area.

Directions

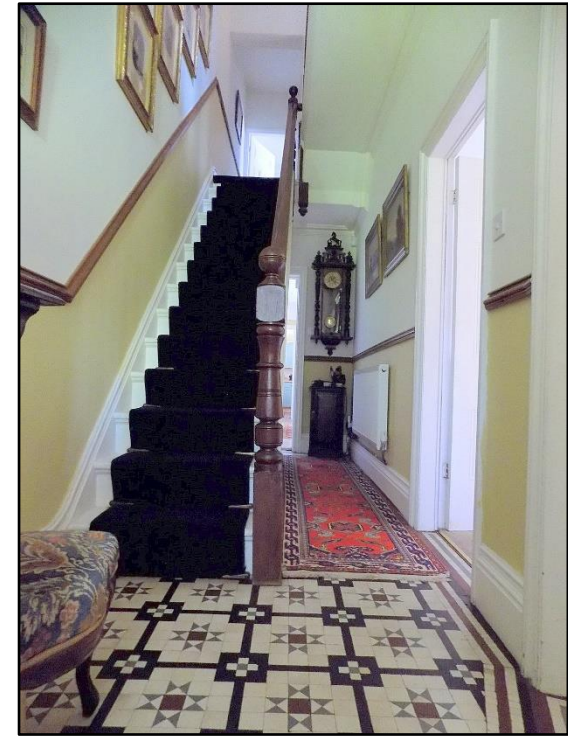
From our Leek office on Derby Street, turn right onto Haywood Street and proceed down onto Broad Street. Turn left onto Alsop Street and at the top of the road turn right onto Spencer Avenue. The property will be found on the left hand side, indicated by our For Sale board.

Living Accommodation

A wooden front entrance door with decorative glazing and leaded transdom window gives access to:

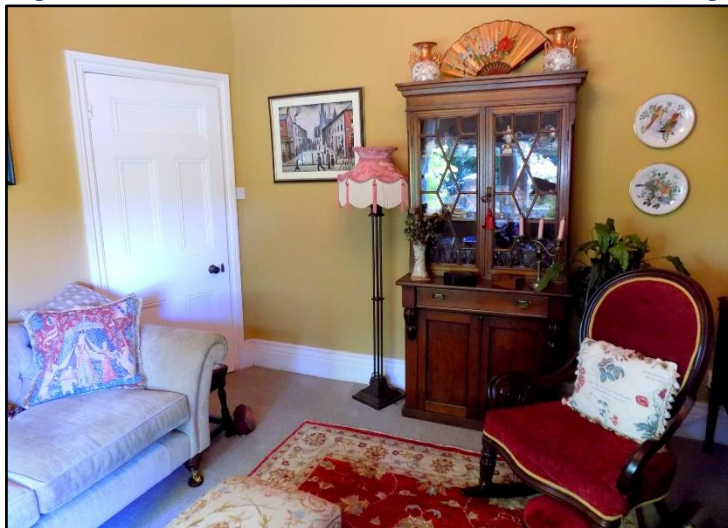
Hallway

Boasting a beautiful and complete Minton tile floor and stairs to the first floor. Giving access to:



Front Room - 3.657m x 3.482m (12' 7" x 11' 5")

With fully fitted carpet; two wooden framed sash windows to the front aspect; traditional fireplace; radiator; electrical points; aerial point and ceiling light point.



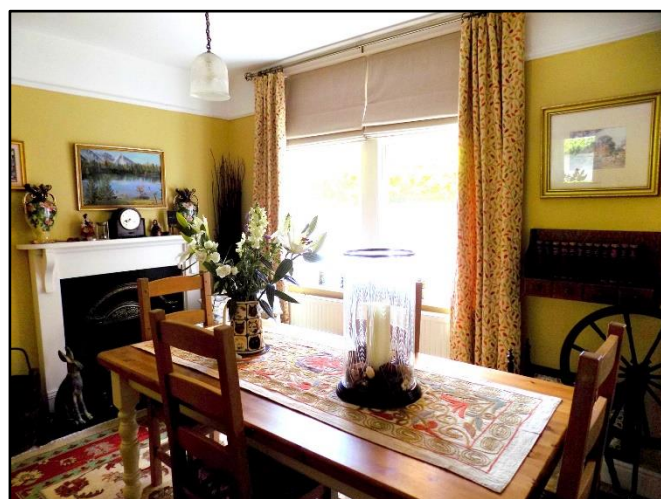
Living Room - 4.052m x 3.482m (13' 3" x 11' 5")

Having fully fitted carpet; wooden framed sash window to the rear aspect; traditional fireplace; radiator; electrical points; aerial point and ceiling light point.



Dining Room - 4.963m x 3.048m (16' 3" x 10')

Having exposed wooden flooring; three wooden framed sash windows to the side aspect; traditional fireplace; radiator; electrical points and two ceiling light points.



Kitchen - 3.553m x 3.058m (11' 8" x 10')

Benefiting from tiled flooring; two wooden windows to the side aspect; part tiled walls; electrical points and ceiling light point. The suite comprises a range of wooden base units with matching wall mounted cupboards; inset ceramic one and a half sink with drainer unit and mixer tap and space for appliances.



Utility Area - 2.498m x 1.349m (8' 2" x 4' 5")

With tiled flooring; uPVC obscured double glazed window to the rear aspect; Baxi duo-tec combination boiler; space for appliances; storage cupboard with electric connected; radiator; electrical points; loft access and ceiling light point.

Access to a down stairs W.C with low level W.C; wall mounted wash hand basin; uPVC obscured double glazed window to the side aspect and ceiling light point.

Cellar

With water and power connected. Wooden framed window to the front aspect; fuse box; gas and electric meters; ceiling light point and door to a further section of the cellar that spans the length of the house.

Stairs to First Floor

With carpet; electrical points; ceiling light point and two loft accesses.

Bathroom - 3.030m x 3.070m (9' 11" x 10' 1")

Having tile effect flooring; wooden framed sash window to the side aspect; heated towel rail; extractor fan and ceiling light point. The white suite comprises a high flush W.C; pedestal wash hand basin; corner shower with sliding glass shower screen and free standing rolltop bath.



Nursery / Box Room - 1.918m x 2.045m (6' 4" x 6' 9")

With wood effect flooring; uPVC obscured double glazed window to the side aspect; radiator and ceiling light point.

Bedroom Two - 3.383m x 4.060m (11' 1" x 13' 4")

Having wood effect flooring; wooden framed sash window to the rear aspect; traditional fireplace; radiator; electrical points; aerial point and ceiling light point.



Master Bedroom - 5.193m x 3.459m (17' x 11' 4")

A well lit room that benefits from wood effect flooring; large wooden sash windows to the front aspect that overlooks a woodland area that is part of a conservation area; traditional fireplace; radiator; electrical points; aerial point and ceiling light point.



Stairs to Second Floor

With fitted carpet; ceiling light point and loft access.



Bedroom Four - 3.212m x 3.423m (10' 6" x 11' 3")

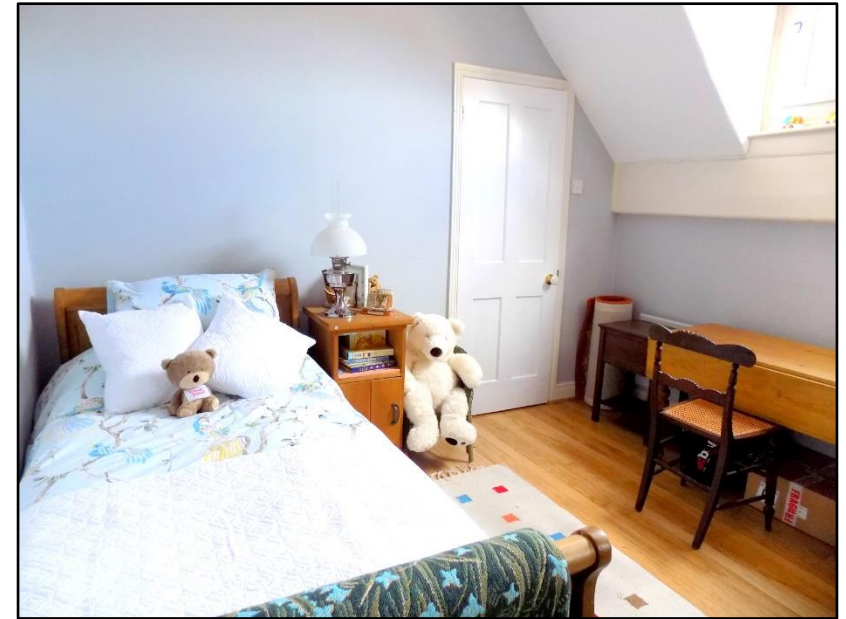
Having wood effect flooring; uPVC double glazed window to the rear aspect; radiator; electrical points and ceiling light point.

Bedroom Five / Office - 5.218m x 2.600m (17' 2" x 8' 6")

Having wood effect flooring; uPVC double glazed window to the front aspect; storage into the eaves; traditional fireplace; radiator; electrical points and ceiling light point.

Outside

To the front of the property there is a designated car parking space and a gated forecourt.
To the rear of the property there is a L shaped flagged patio area with a brick built outhouse.



Services

The property is connected to all mains services.

Council Tax Band

We believe the property is in band C.

Energy Performance Certificate

4, Spencer Avenue, LEEK, ST13 5PA

Dwelling type: Mid-terrace house	Reference number: 0101-2814-7487-9222-7195
Date of assessment: 24 August 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 August 2012	Total floor area: 157 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,563
Over 3 years you could save	£ 2,163

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 207 over 3 years	<div style="background-color: #008000; color: white; padding: 10px; width: 60px; margin: 0 auto;"> You could save £ 2,163 over 3 years </div>
Heating	£ 3,861 over 3 years	£ 1,914 over 3 years	
Hot Water	£ 309 over 3 years	£ 279 over 3 years	
Totals	£ 4,563	£ 2,400	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient • lower running costs</p> <p style="font-size: x-small;">Not energy efficient • higher running costs</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; text-align: center;">Current</td> <td style="border: 1px solid black; text-align: center;">Potential</td> </tr> <tr> <td style="border: 1px solid black; text-align: center; color: #FFD700;">54</td> <td style="border: 1px solid black; text-align: center; color: #008000;">82</td> </tr> </table>	Current	Potential	54	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
54	82					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 426
2 Cavity wall insulation	£500 - £1,500	£ 252
3 Internal or external wall insulation	£4,000 - £14,000	£ 555

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Tenure and Possession

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

Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Viewing

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

Thinking of Moving?

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.primelocation.co.uk

www.zoopla.co.uk

www.onthemarket.com

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2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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6. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.