

# 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.

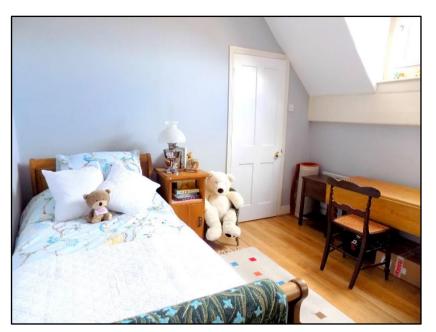
#### Bedroom Five / Office - 5.218m x 2.600m (17' 2" x 8' 6")

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.

#### <u>Outside</u>

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.







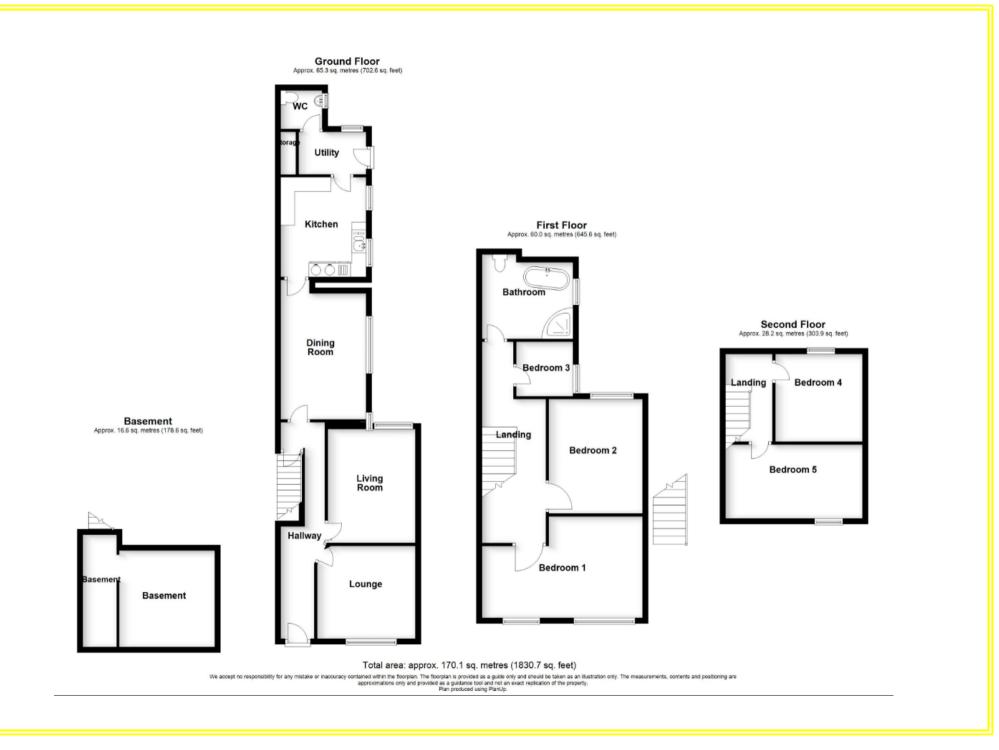
#### <u>Services</u>

The property is connected to all mains services.

#### Council Tax Band

We believe the property is in band C.

Date of assessment:       24       August 2012       Type of assessment:       RdSAP, existing dwint to the original set of certificate:         24       August 2012       Total floor area:       157 m²         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       £ 4,563         Over 3 years you could save       £ 2,163         Estimated energy costs of this home       Potential costs       Potential future         Lighting       £ 393 over 3 years       £ 207 over 3 years       Potential future         Heating       £ 3,861 over 3 years       £ 2,100       Save £ 2       over 3         These figures show how much the average household would spend in this property for heating, lighting water and is not based on energy used by individual households. This excludes energy use for running like TVs, computers and cookers, and electricity generated by microgeneration.         Energy Efficiency Rating       Save 5       Save 5       The higher the rating shows the effect of under economendations on page 3.         (94 or 9)       G       Save 6       Save 7       Save 7       Save 7         (94 or 9)       G       Save 7       Save 7       Save 7       Save 7         (94 or 9)       G       Save	Date of assessment:       24       August 2012       Type of assessment:       RdSAP, existing dwell         Date of certificate:       24       August 2012       Total floor area:       157 m <sup>2</sup> Use this document to:       • Compare current ratings of properties to see which properties are more energy efficient       •         • End out how you can save energy and money by installing improvement measures       £ 4,563         Over 3 years you could save       £ 2,163         Estimated energy costs of this home       Potential costs       Potential future         Lighting       £ 393 over 3 years       £ 207 over 3 years       Potential future         Heating       £ 3,861 over 3 years       £ 1,914 over 3 years       Potential future         Heating       £ 3,861 over 3 years       £ 270 over 3 years       Potential future         Totals       £ 4,563       £ 2,400       Potential future         Lighting       £ 3,961 over 3 years       £ 270 over 3 years       Cover 3 years         Totals       £ 4,563       £ 2,400       Potential future         Lighting       £ 3,861 over 3 years       £ 2,400       Potential         These figures show how much the average household would spend in this property for heating, lighting at water and is not based on energy used by individual households. This excludes energy use for running at like TV		:EN, 3	T13 5PA			
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#### 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.

#### <u>PleaseNote</u>

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.

#### <u>Websites</u>

www.grahamwatkins.co.uk www.rightmove.co.uk www.primelocation.co.uk www.zoopla.co.uk www.onthemarket.com

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

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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;
- 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
- 5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.
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