



**Graham Watkins & Co**

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## 12 Mayfair Avenue, Ipstones, ST10 2QE



### SEMI DETACHED HOUSE IN POPULAR IPSTONES VILLAGE

**A rare opportunity to purchase this three bedroom semi detached home. Ideal for a family situated in a quiet cul-de-sac location. Within walking distance of numerous village amenities, primary school and nursery. This property boasts deceptive accommodation with open plan living and dining room, fitted kitchen, three bedrooms and family bathroom. With driveway providing two parking spaces, detached garage and private gardens to the front and rear elevations.**

**Offers In The Region Of £220,000  
(Subject To Contract)**

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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;
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### **Situation**

Located down a quiet cul de sac, the property is within close proximity to local amenities such as schools, public houses and village shop. With good commuter links to Ashbourne, Leek and Stoke - on - Trent.

With excellent amenities in the village for any young family or elderly persons including butchers shop, convenience store, 3 public houses, primary school and nursery school along with many activities that take place in the village hall.

### **Directions**

From our Leek office on Derby Street, take the Ashbourne Road and continue to Bottom House cross roads. Turn right and proceed into the Village of Ipstones. Continue along passing the one stop shop (convenience store) and take the next turning left into St Leonards Avenue, take the next left onto Mayfair Avenue where the property will be is situated on the right hand side identified by the agents "FOR SALE" board.

### **Accommodation Comprises**

#### **Entrance Porch**

With uPVC double glazed external door.  
With stairs leading off.

#### **Living Room / Dining Room 6.44m x 3.39m max (21'2" x 11'1" max)**

With uPVC double glazed window to the front aspect. With fireplace including gas fire in decorative carved surround and hearth and 2 single radiators.

With uPVC double glazed sliding patio doors leading onto the rear garden.



#### **Kitchen 3.02m x 2.85m (9'11" x 9'4")**

With fitted base cupboards and drawers, Indesit washing machine, fridge and freezer, cooker, roll top work surfaces, inset stainless steel sink and drainer unit with mixer tap, tile splash backs, wall mounted cupboards, uPVC double glazed window to the rear aspect, double radiator, cushioned floor and pantry.



#### **First Floor Landing**

With uPVC double glazed window to the side aspect, loft access and airing cupboard.



#### **Master Bedroom 3.68 x 3.30 (12'1" x 10'10")**

Having a uPVC double glazed window to the front aspect, single radiator and built in bedroom furniture.





**Bedroom Two 3.68 x 3.05 (12'1" x 10'0")**  
With uPVC double glazed window to the rear aspect and single radiator.



**Bedroom Three 2.24 x 1.92 (7'4" x 6'4")**  
With uPVC double glazed window to the front aspect and single radiator.



**Bathroom 2.32 x 1.94 (7'7" x 6'4")**  
Having a white suite which comprises a panelled bath with shower fitment over, pedestal wash hand basin, low level lavatory, part tiled walls, single radiator, uPVC double glazed frosted window to the rear aspect and cushioned floor.



**Outside**  
To the front of the property there is a tarmacadam driveway which provides ample off road parking which leads to a the garage. The front gardens are laid to lawns and borders.  
To the rear of the property there is a patio area with adjoining lawn and borders along with an outside tap.



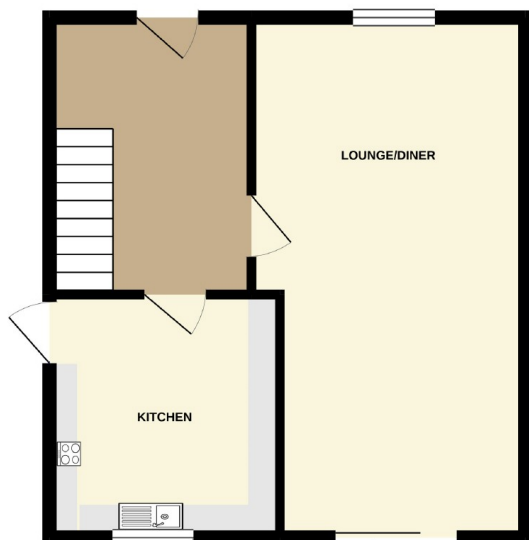
**Detached Garage 5.62 x 3.19 (18'5" x 10'6")**  
With an 'up and over' door to the front aspect, pedestrian door to the side aspect, window to the rear aspect, concrete floor, lighting and power.



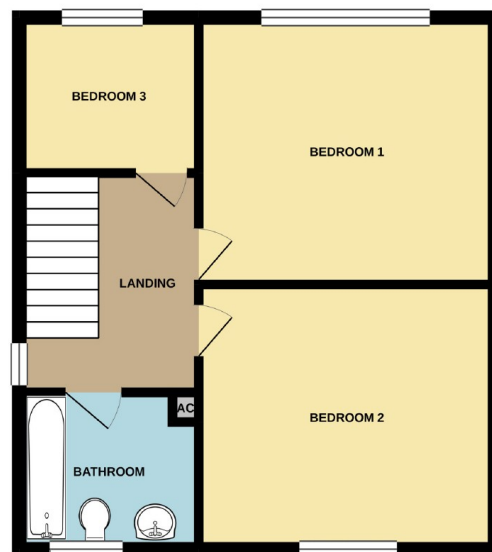




GROUND FLOOR



1ST FLOOR



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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## Energy Performance Certificate



12, Mayfair Avenue, Ipstones, STOKE-ON-TRENT, ST10 2QE

Dwelling type: Semi-detached house

Date of assessment: 24 February 2020

Date of certificate: 24 February 2020

Reference number: 0435-2824-7729-2620-7081

Type of assessment: RdSAP, existing dwelling

Total floor area: 76 m<sup>2</sup>

### 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: £ 2,328

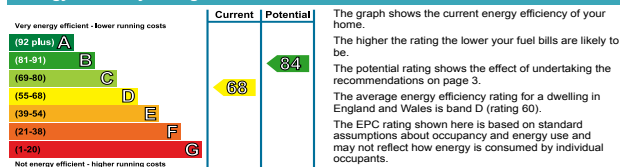
Over 3 years you could save £ 432

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 183 over 3 years	
Heating	£ 1,533 over 3 years	£ 1,479 over 3 years	
Hot Water	£ 486 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 2,328</b>	<b>£ 1,896</b>	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 120
2 Increase hot water cylinder insulation	£15 - £30	£ 63
3 Low energy lighting for all fixed outlets	£35	£ 111

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.