



9 Nightingale Gardens

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

9 Nightingale Gardens

Leek
Staffordshire
ST13 6QU

A well presented two bedroom semi-detached property located on a modern and very popular residential development in close proximity to shops, schools and the town centre.

The property benefits from Upvc double glazing and gas fired central heating.

Accommodation briefly comprises: Entrance Hall, Lounge, Kitchen / Diner and W.c / Utility Room to the ground floor. Landing Area, Two good sized Bedrooms and Bathroom to the first floor.

Block paved driveway to the front aspect providing off street parking.

To the rear of the property is a pleasant sized garden area laid mainly to lawn, paved patio area and useful garden shed.

The property is offered For Sale with No Upward Chain involved.

Offers in the region of : £179,950



2



1



1



B

Council Tax
Band

B



Leek Office - 01538 383344



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Accommodation

Entrance Hall

Radiator. Stairs off.

Living Room 15' x 13' (4.57m x 3.96m)

Radiator. Understairs storage.

Kitchen 11'4 x 10'4 (3.45m x 3.15m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven with extractor unit. Integrated fridge / freezer. Wall mounted boiler. Rear door. Tiled floor. Radiator. Spotlights. Plumbing point.

WC/Utility Room 10'2 x 4'10 (3.10m x 1.47m)

W.c. Wash basin. Tiled floor. Radiator. Storage units.

Landing Area

Loft access. Airing cupboard.

Bedroom 16'7 x 9'11 (5.05m x 3.02m)

Radiator.

Bedroom 13'10 x 9'5 (4.22m x 2.87m)

Radiator.

Bathroom 6'9 x 6'4 (2.06m x 1.93m)

Bath with shower over. W.c. Wash basin. Heated towel rail. Spotlights.

Outside

Block paved driveway to the front aspect providing off street parking. To the rear of the property is a pleasant sized garden area laid mainly to lawn, paved patio area and useful garden shed.





Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band B & B

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

AWAIT FLOORPLAN



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