



The Nook Leekbrook



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

The Nook

Leekbrook
Staffordshire
ST13 7DS

- * This two bedroom semi-detached property is located in a delightful position on the outskirts of town enjoying a pleasant outlook over the surrounding countryside.
- * The property requires updating and improvement but does benefit from gas fired central heating and offers a blank canvas for the purchaser to go in and put there own stamp on the property.
- * Accommodation briefly comprises: Entrance Hall, Living Room / Dining Room, Kitchen, Rear Hall, W.c and Utility Room / Side Porch to the ground floor. Landing Area, Two Bedrooms, Shower Room and Separate W.c to the first floor.
- * The property occupies a good sized corner plot position with lawned gardens to front and side aspects, paved patio area, a driveway providing off street parking and a single garage.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £195,000



2



1



1



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acre(s)



Leek - 01538 383344



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General Information

Entrance Hall

Radiator. Stairs off.

Living Room / Dining Room

Radiator x 2. Bay window.

Kitchen

Base storage units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Cooker point. Wall mounted central heating boiler. Storage cupboard off.

Rear Hall

Tiled floor. Access to:

W.c

W.c. Radiator. Tiled floor.

Utility / Side Porch

Plumbing point. Side door x 2.

Landing Area

Loft access. Stairs off.

Bedroom

Radiator x 2.

Bedroom

Radiator.

Shower Room

Shower cubicle. Wash basin. Heated towel rail.

W.c

W.c. Radiator.

Outside

The property occupies a good sized corner plot position with lawned gardens to front and side aspects, paved patio area, a driveway providing off street parking and a single garage.

SHED
1.90M X 2.50M
(6'3" X 8'2")

GROUND FLOOR
APPROX. 59.2 SQ. METRES (637.4 SQ. FEET)



FIRST FLOOR
APPROX. 36.1 SQ. METRES (388.5 SQ. FEET)



TOTAL AREA: APPROX. 95.3 SQ. METRES (1025.9 SQ. FEET)

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.

Agents Notes

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